



City of El Cajon

Planning Commission Agenda

Tuesday, October 18, 2022 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
ANTHONY SOTTILE
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, October 18, 2022. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742, option 3, as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of October 4, 2022

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, October 31, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	7-Eleven Off-Sale Alcohol Sales
Request:	Add off-sale alcohol (Type 20 ABC License) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Conditional Use Permit (CUP) No. 2020-0008
Location:	500 N. Second St.
Applicant:	R. Bruce Evans; bevans@ssjlaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING the request to add off-sale alcohol to an existing convenience store

Agenda Item:	3
Project Name:	Melody Lane Townhomes
Request:	29-Unit Townhomes
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Specific Plan (SP) No. 2022-0002, and Tentative Subdivision Map (TSM) No. 2021-0007
Location:	Melody Lane between East Main Street & Comet Lane
Applicant:	Karen Alves; City Ventures Homebuilding, LLC; 949-258-7515; kalves@cityventures.com
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	Yes November 8, 2022
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending City Council approval of the CEQA determination, SP-2022-0002 and TSM-2021-0007, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to November 1, 2022 at 7 p.m.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, October 31, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.



MINUTES PLANNING COMMISSION MEETING October 4, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Darrin MROZ (Chair)
Rebecca POLLACK-RUDE (Vice Chair)
Paul CIRCO
Anthony SOTTILE
Elizabeth VALLES

COMMISSIONERS ABSENT: None

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Barbara LUCK, Staff Attorney
Roxana GUZMAN, Administrative Secretary

Chair MROZ opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Agenda Item:	1
	Planning Commission minutes of September 20, 2022

Motion was made by CIRCO, seconded by VALLES, to approve the September 20, 2022 minutes; motion carried 5-0.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Appeal of Director's Determination – ALDI Store
Request:	Finding of Public Convenience or Necessity for an Off-Sale Alcohol License
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Location:	123 Fletcher Parkway
Applicant:	S. Douglas Kerner; kerner@higgslaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcagon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order, denying the appeal of the Community Development Department Director's determination that the public convenience or necessity would not be served by the issuance of an off-sale alcohol license.

ALVEY summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with ALVEY providing answers.

MROZ opened the public hearing.

Skip JANES spoke in support of the appeal.

Motion was made by MROZ, seconded by SOTTILE, to close the public hearing; motion carried 5-0.

COMMISSIONERS discussed the item.

Motion was made by SOTTILE, seconded by CIRCO, to deny the appeal of Director's Determination; motion 4-1 (CIRCO POLLACK-RUDE, SOTTILE, and VALLES; MROZ).

Agenda Item:	3
Project Name:	7-Eleven Off-Sale Alcohol Sales
Request:	Add off-sale alcohol (Type 20 ABC License) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE CERTAIN, OCTOBER 18, 2022

Location:	500 N. Second St.
Applicant:	R. Bruce Evans; bevans@ssjlaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajian.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date certain, October 18, 2022

ALVEY confirmed that the applicant is requesting that this Agenda Item be continued to a date certain, October 18, 2022.

Motion was made by MROZ, seconded by VALLES, to continue agenda item to a date certain, October 18, 2022; motion carried 5-0.

Agenda Item:	4
Project Name:	Amendment of the Zoning Code – Lodging Establishments
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	CONTINUANCE TO A DATE UNCERTAIN
Location:	Citywide
Applicant:	City of El Cajon
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajian.gov
City Council Hearing Required?	Yes To Be Determined
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. Continue the public hearing to a date uncertain

ALVEY confirmed that staff is recommending that this Agenda Item be continued to a date uncertain and that the Agenda Item will be rescheduled based on future direction from the City Council.

Motion was made by MROZ, seconded by SOTTILE, to continue agenda item to a date uncertain; motion carried 5-0.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

October is Planning Community month. ALVEY invited Commissioners to attend the City Council meeting on October 11, 2022 at 3:00 pm.

COMMISSIONER REPORTS/COMMENTS:

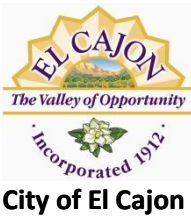
ADJOURNMENT:

Motion was made by MROZ, seconded by POLLACK-RUDE, to adjourn the meeting of the El Cajon Planning Commission at 8:18 p.m. this 4th day of October, 2022, until 7:00 p.m., Tuesday, October 18, 2022; motion carried 5-0.

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	7-Eleven Off-Sale Alcohol Sales
Request:	Add off-sale alcohol (Type 20 ABC License) to an existing convenience store
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number	Conditional Use Permit (CUP) No. 2022-0013
Location:	500 N. Second St.
Applicant:	R. Bruce Evans; bevans@ssilaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING the request to add off-sale alcohol to an existing convenience store

PROJECT DESCRIPTION

This project proposes to establish off-sale beer and wine sale for off-site consumption at an existing convenience store. The convenience store was approved under Site Development Plan No. 1486 by the Planning Commission on March 11, 2013 and has operated as a 7-Eleven convenience store since construction was completed on January 9, 2015.

BACKGROUND

General Plan:	Neighborhood Commercial (NC)
Specific Plan:	None
Zone:	C-N (Neighborhood Commercial)
Notable State Law(s):	Alcoholic Beverage Control Act; Business and Professions Code Section 23958.4(b)(2)

On March 18, 2014, the Planning Commission denied a request to add off-sale beer and wine to the convenience store at the subject site. The Planning Commission found that the subject site was located in census tract that was over concentrated with off-sale alcohol outlets and that the site was in a high crime area. The Planning Commission decision was appealed and on July 22, 2014, the appeal was denied by the City Council.

On September 27, 2022, staff received a request from the applicant's representative, R. Bruce Evans, to continue the public hearing for this project to a date certain on October 18, 2022. The reason for the request was that the applicant would not be able to attend the October 4, 2022 public hearing due to unforeseen circumstances. On October 4, 2022, the Planning Commission continued the request to a date certain, October, 18, 2022.

Project Site & Constraints

The subject property is approximately 15,000 square feet in area and is located at the northwest corner of North Second Street and East Madison Avenue. The site is positioned partially in front of Madison Plaza and shares interconnecting access between parking areas and drive aisles on the north and west. Madison Plaza is a neighborhood shopping center and consists of several parcels within the block formed by North Second Street, Oakdale Avenue, and East Madison Avenue.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-N	Madison Plaza Shopping Center/ Carl's Jr.
South	C-G	Town & Country Shopping Center and gas station
East	C-G	Diego Valley East Public Charter School
West	RM-2200	Multiple-family dwelling units

General Plan

The project site is designated NC (Neighborhood Commercial) on the General Plan Land Use Map. As described in the General Plan, NC designated areas are intended to accommodate commercial development in the form of small shopping centers or individual commercial buildings in close proximity to residential neighborhoods, which serve the daily shopping needs of residents.

Municipal Code

El Cajon Municipal Code section (ECMC) 17.145.150 indicates convenience stores with off-sale alcoholic beverage sales, limited to beer and wine, may be approved by conditional use permit (CUP). ECMC Chapter 17.210 includes the Alcohol Sales and Deemed Approved Alcohol Sales Regulations and includes location requirements, required findings, and conditions of approval for new off-sale beverage activities. The following excerpts from Chapter 17.210 apply to the request for a conditional use permit at 500 N. Second St.

17.210.090 Distance requirements – applicable to new off-sale alcoholic beverage sales activities
<p>A. No new off-sale alcoholic beverage establishment shall be located within 600 feet of residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds, except:</p> <ol style="list-style-type: none"> 1. A general retail store, or grocery store, or retail pharmacy with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to the sale and display of off-sale alcoholic beverages; or 2. A convenience market with a maximum of 10 percent of the retail display area devoted to the sale and display of alcoholic beverages, limited to off-sale beer and wine, non-fortified products only. Retail display area includes all floor area within the establishment that is accessible and within view of customers, including aisles, and floor area occupied by shelves, counters, and refrigerator coolers. <p>B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations.</p>
Section 17.210.110 - Required Findings – new off-sale alcoholic beverage sales activities
<p>A. The proposed establishment meets the locational requirements of section 17.210.090.</p> <p>B. The proposed alcoholic beverage sales activity will not aggravate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, alcoholic beverage sales to minors, noise and littering.</p> <p>C. The proposed establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.</p> <p>D. The proposed establishment is located in a census tract with capacity for additional off-sale licenses, as defined by the California Department of Alcohol Beverage Control, with low to average crime rates, as defined by the police department annually, subject to the condition that an additional off-sale establishment will not be contradictory to a moratorium.</p>
Section 17.210.120 - Conditions of approval – new off-sale alcoholic beverage sales activities
<p>A. In order to make required findings the applicant must acquire an existing off-sale license issued by the ABC from an off-sale alcohol sales establishment located in an over-concentrated census tract in the city of El Cajon and transfer the license to an approved location or otherwise extinguish such license.</p>

Business and Professions Code

Section 23817.5 of the Business and Professions Code established a moratorium on off-sale licenses in cities and counties where the ratio of off-sale licenses exceeds one for each 2,500 inhabitants. The City of El Cajon is included in this moratorium and according to ABC staff, the moratorium only applies to original use applications. However, a transfer of a license from outside of the City to a location within the City would not fall under this moratorium restriction, but would still need to satisfy other ABC criteria such as “public convenience or necessity.”

DISCUSSION

The subject site is located in census tract 163.02. This census tract currently has four active off-sale licenses. ABC’s authorized number of off-sale licenses for this census tract is three, thus making the census tract currently over concentrated. Staff would like to note that the ABC list of licenses within census tract 163.02 incorrectly includes a license at 601 N. Second St., which is located in census tract 164.03. Since the subject area does not have capacity for additional off-sale licenses, as defined by ABC, adding a license to this location would not be consistent with the finding that the area in which the off-sale license is requested has capacity for an additional license as described in ECMC section 17.210.110.D.

The applicant’s project description indicates that the applicant, “will agree to purchase a second ABC License (21-194540), which it will then transfer out of the City of El Cajon altogether, or in the alternative facilitate the cancelation of the Type 21 license.” ECMC section 17.210.120 anticipates this type of request and states, “In order to make required findings the applicant must acquire an existing off-sale license issued by the ABC from an off-sale alcohol sales establishment located in an over-concentrated census tract in the city of El Cajon and transfer the license to an approved location or otherwise extinguish such license.”

ABC License (21-194540) is associated with 950 N. Second St., which is the former Vons grocery store that closed and was recently converted into a religious facility. The ABC license data base indicates that this license is surrendered. Staff does not consider the license to be an existing license because the store is no longer in existence.

The average crime rate for the City is 164 offenses per district and 120% of the citywide average is 197 offenses. ABC considers offense rates up to 120% to be average. The total number of offences in census tract 163.02 was 280 offenses or 170.7% of the city wide average. A range of 120-200% of the city wide average is considered “High” based on ABC criteria. Staff would also note that census tract 157.01 is located immediately south of the subject site, across E. Madison Ave., and has the highest crime rate in the City with 533 offenses or 325% of the city wide average.

FINDINGS

In addition to the typical Conditional Use Permit findings listed in ECMC section 17.50.060, the Planning Commission must also make the off-sale alcoholic beverage sales findings listed in ECMC section 17.210.110. If the Commission can make all of the findings, it must approve the issuance of a conditional use permit to allow a new off-sale alcoholic beverage sales activity:

- A. *The proposed off-sale beer and wine sales with a convenience store is consistent with applicable goals, policies, and programs of the General Plan.*

In accordance with State Business and Professions Code Section 23817.5, the City of El Cajon is designated as a moratorium city because the number of off-sale licenses for alcoholic beverages exceeds the maximum of one per 2,500 residents. Excessive off-sale licenses create negative impacts on the overall community and nearby residential neighborhoods, including but not limited to noise, traffic, litter, crime, and other public nuisances. Furthermore, the current oversaturation of alcoholic beverage outlets strains City resources, aggravates existing crime problems, and negatively impacts public safety. General Plan Policy 5-9.1 directs the City to improve public safety for all residents through community policing efforts and crime prevention measures. Therefore, the proposed off-sale beer and wine sales in an over concentrated census tract is not consistent with this finding.

- B. *The proposed off-sale beer and wine sales with a convenience store is consistent with all applicable use and development standards, including off-sale alcohol locational requirements.*

The existing site and building are consistent with all applicable use and development standards. Furthermore, the proposed off-sale beer and wine sales does not directly affect the underlying zone's development, and would not remove any required parking from the site. Moreover, the proposed establishment meets the locational requirements of section 17.210.090.

- C. *The proposed off-sale beer and wine sales with a convenience store will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The City's over concentration of alcoholic beverage outlets creates negative impacts on the overall community, and it generates secondary effects of negative impacts on the surrounding environment. Furthermore, the subject census tract has four existing off-sale establishments and the addition of a fifth license will further exacerbate the over concentration. Therefore, the addition of off-sale beer and wine sales is not compatible with existing and planned land uses and is not consistent with this finding.

- D. The proposed off-sale beer and wine sales with a convenience store will not be detrimental to the public health, safety, and general welfare, including effects on nearby neighborhoods, places of worship, and other alcoholic beverage sales activity establishments*

The current over concentration of licenses for off-sale alcohol strains City resources, aggravates existing crime problems, and negatively impacts public safety. The proposed use is within census tract 163.02, which is a “high” crime area at 170.7% of the city wide average. Crime problems in the area would be exacerbated due to the greater accessibility of alcoholic beverages that the proposed use would make possible. Furthermore, census tract 157.01 is located immediately south of the subject site, across E. Madison Ave., and has the highest crime rate in the City with 533 offenses or 325% of the city wide average. Therefore, off-sale beer and wine sales is not consistent with this finding.

- E. The proposed off-sale beer and wine sales with a convenience store is in the best interest of public convenience and necessity.*

Four off-sale licensed establishments currently exist in the subject census tract and four more are in close proximity in the adjacent census tract, south of E. Madison Ave. along North Second Street. Therefore, off-sale beer and wine sale outlets are conveniently located nearby at existing stores such as WalMart, Grocery Outlet, Liquor Town, and Sprouts Farmers Market.

- F. The proposed off-sale beer and wine sales is located in a census tract with capacity for additional off-sale licenses, as defined by the California Department of Alcohol Beverage Control, with low to average crime rates, as defined by the Police Department annually, subject to the condition that an additional off-sale establishment will not be contradictory to a moratorium.*

The proposed off-sale of beer and wine sales is located in a census tract with four off-sale alcohol outlets. The California Department of Alcohol Beverage Control’s authorized number of off-sale licenses for this census tract is three; therefore there is no capacity for additional off-sale licenses. Furthermore, the crime rate is high and adding an additional license to this location would be contradictory to the 2011 moratorium.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15061(b)(4) of the CEQA Guidelines. Section 15061(b)(4) states that projects which are disapproved by a public agency are exempt from CEQA.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on September 23, 2022, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website.

RECOMMENDATION

Staff is recommending denial of the conditional use permit because the required findings cannot be made, specifically due to the census tract associated with the subject site having an over concentration of existing off-sale licenses and the high crime rate.

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT

APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Proposed Resolution DENYING Conditional Use Permit No. 2022-0013
2. Department of Alcoholic Beverage Control Number of Licenses Authorized
3. Crime Rate Map
4. Aerial Photograph of Subject Site
5. Applicant's Project Description, Findings, & Additional Materials
6. Public Hearing Notice
7. Application & Disclosure statement

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION DENYING CONDITIONAL USE PERMIT NO. 2022-0013 FOR OFF-SALE BEER AND WINE SALES WITH A CONVENIENCE MARKET IN THE C-N (NEIGHBORHOOD COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC); APN: 489-310-16-00

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on October 4, 2022 and continued the public hearing to October 18, 2022, to consider Conditional Use Permit (CUP) No. 2022-0013, as submitted by 7-Eleven, Inc. (R. Bruce Evans), requesting approval of off-sale beer and wine sales at an existing convenience store in the C-N zone, on property located on the west side of N. Second St. between East Madison and Oakdale Avenues, and addressed as 500 N. Second St.; and

WHEREAS, the following findings of fact are hereby made in regard to said matter:

- A. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15061(b)(4) of the CEQA Guidelines. Section 15061(b)(4) states that projects which are disapproved by a public agency are exempt from CEQA.
- B. In accordance with State Business and Professions Code section 23817.5, the City of El Cajon is designated as a moratorium city because the number of off-sale licenses for alcoholic beverages exceeds the maximum of one per 2,500 residents. Excessive off-sale licenses create negative impacts on the overall community and nearby residential neighborhoods, including but not limited to noise, traffic, litter, crime, and other public nuisances. Furthermore, the current oversaturation of alcoholic beverage outlets strains City resources, aggravates existing crime problems, and negatively impacts public safety. General Plan Policy 5-9.1 directs the City to improve public safety for all residents through community policing efforts and crime prevention measures. Therefore, the proposed off-sale beer and wine sales in an over concentrated census tract is not consistent with this finding.
- C. The existing site and building are consistent with all applicable use and development standards. Furthermore, the proposed off-sale beer and wine sales does not directly affect the underlying zone's development, and would not remove any required parking from the site. Moreover, the proposed establishment meets the locational requirements of section 17.210.090.
- D. The City's over concentration of alcoholic beverage outlets creates negative impacts on the overall community, and it generates secondary effects of negative

impacts on the surrounding environment. Furthermore, the subject census tract has four existing off-sale establishments and the addition of a fifth license will further exacerbate the over concentration. Therefore, the addition of off sale beer and wine sales is not compatible with existing and planned land uses and is not consistent with this finding.

- E. The current over concentration of licenses for off-sale alcohol strains City resources, aggravates existing crime problems, and negatively impacts public safety. The proposed use is within census tract 163.02, which is a “high” crime area at 170.7% of the city wide average. Crime problems in the area would be exacerbated due to the greater accessibility of alcoholic beverages that the proposed use would make possible. Furthermore, census tract 157.01 is located immediately south of the subject site, across E. Madison Ave., and has the highest crime rate in the City with 533 offenses or 325% of the city wide average. Therefore, off-sale beer and wine sales is not consistent with this finding.
- F. Four off-sale licensed establishments currently exist in the subject census tract and four more are in close proximity in the adjacent census tract, south of E. Madison Ave. along North Second Street. Therefore, off-sale beer and wine sale outlets are conveniently located nearby at existing stores such as WalMart, Grocery Outlet, Liquor Town, and Sprouts Farmers Market.
- G. The proposed off-sale of beer and wine sales is located in a census tract with four off-sale alcohol outlets. The California Department of Alcohol Beverage Control’s authorized number of off-sale licenses for this census tract is three; therefore there is no capacity for additional off-sale licenses. Furthermore, the crime rate is high and adding an additional license to this location would be contradictory to the 2011 moratorium.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Planning Commission hereby DENIES Conditional Use Permit No. 2022-0013 for off-sale beer and wine sales at an existing convenience store in the C-N zone located at 500 N. Second St.

[The remainder of this page intentionally left blank.]

Proposed Planning Commission

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held October 18, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
SAN DIEGO	3,315,404	739	1,600	159.02	5,340	7	3
SAN DIEGO	3,315,404	739	1,600	160.00	2,628	3	1
SAN DIEGO	3,315,404	739	1,600	161.00	5,991	8	3
SAN DIEGO	3,315,404	739	1,600	162.01	6,079	8	3
SAN DIEGO	3,315,404	739	1,600	162.02	3,793	5	2
SAN DIEGO	3,315,404	739	1,600	163.01	5,533	7	3
SAN DIEGO	3,315,404	739	1,600	163.02	5,750	7	3
SAN DIEGO	3,315,404	739	1,600	164.01	5,311	7	3
SAN DIEGO	3,315,404	739	1,600	164.03	4,778	6	2
SAN DIEGO	3,315,404	739	1,600	164.04	3,190	4	1
SAN DIEGO	3,315,404	739	1,600	165.02	7,271	9	4
SAN DIEGO	3,315,404	739	1,600	165.03	3,056	4	1
SAN DIEGO	3,315,404	739	1,600	165.04	7,171	9	4
SAN DIEGO	3,315,404	739	1,600	166.06	3,576	4	2
SAN DIEGO	3,315,404	739	1,600	166.07	7,111	9	4
SAN DIEGO	3,315,404	739	1,600	166.08	2,475	3	1
SAN DIEGO	3,315,404	739	1,600	166.09	5,470	7	3
SAN DIEGO	3,315,404	739	1,600	166.10	4,334	5	2
SAN DIEGO	3,315,404	739	1,600	166.13	2,006	2	1
SAN DIEGO	3,315,404	739	1,600	166.14	4,115	5	2
SAN DIEGO	3,315,404	739	1,600	166.15	4,278	5	2
SAN DIEGO	3,315,404	739	1,600	166.16	4,452	6	2
SAN DIEGO	3,315,404	739	1,600	166.17	3,550	4	2
SAN DIEGO	3,315,404	739	1,600	166.18	3,947	5	2
SAN DIEGO	3,315,404	739	1,600	166.19	4,576	6	2
SAN DIEGO	3,315,404	739	1,600	166.20	2,664	3	1
SAN DIEGO	3,315,404	739	1,600	166.21	4,386	5	2
SAN DIEGO	3,315,404	739	1,600	167.03	2,750	3	1
SAN DIEGO	3,315,404	739	1,600	167.04	7,174	9	4
SAN DIEGO	3,315,404	739	1,600	167.05	4,629	6	2
SAN DIEGO	3,315,404	739	1,600	167.06	2,966	4	1
SAN DIEGO	3,315,404	739	1,600	168.04	7,727	10	4
SAN DIEGO	3,315,404	739	1,600	168.06	4,462	6	2
SAN DIEGO	3,315,404	739	1,600	168.07	7,707	10	4
SAN DIEGO	3,315,404	739	1,600	168.09	6,056	8	3
SAN DIEGO	3,315,404	739	1,600	168.10	2,733	3	1
SAN DIEGO	3,315,404	739	1,600	168.11	4,677	6	2
SAN DIEGO	3,315,404	739	1,600	168.12	3,463	4	2
SAN DIEGO	3,315,404	739	1,600	168.13	3,441	4	2
SAN DIEGO	3,315,404	739	1,600	169.01	7,217	9	4
SAN DIEGO	3,315,404	739	1,600	169.02	2,562	3	1
SAN DIEGO	3,315,404	739	1,600	170.06	2,924	3	1
SAN DIEGO	3,315,404	739	1,600	170.09	4,482	6	2
SAN DIEGO	3,315,404	739	1,600	170.10	3,110	4	1
SAN DIEGO	3,315,404	739	1,600	170.14	2,493	3	1

County: SAN DIEGO County

Census Tract: 163.02

Report Date: Wednesday, October 12, 2022

Show entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
479706	ACTIVE	21	09/14/2009	08/31/2023	GARFIELD BEACH CVS LLC	1299 BROADWAY, EL CAJON, CA 92021-4902 Census Tract: 0163.02	CVS PHARMACY 9114	3704
486451	ACTIVE	21	04/26/2010	03/31/2023	VALLEY LIQUOR STORES INC THE	581 N MOLLISON AVE, EL CAJON, CA 92021-6148 Census Tract: 0163.02	FOUNTAIN LIQUOR	3704
535956	ACTIVE	20	11/19/2013	10/31/2023	MATTE'S OIL INC	593 N MOLLISON AVE, EL CAJON, CA 92021-1648 Census Tract: 0163.02	MOLLISON GAS AND MINI MARKET	3704
600770	ACTIVE	20	02/14/2019	01/31/2023	WESTERN REFINING RETAIL, LLC	601 N 2ND ST, EL CAJON, CA 92021 Census Tract: 0163.02	WESTERN REFINING RETAIL, LLC #5024	3704
602512	ACTIVE	21	10/02/2019	09/30/2023	HPM BROTHERS, INC.	1031 BROADWAY, EL CAJON, CA 92021-4804 Census Tract: 0163.02	3 BROTHERS LIQUOR	3704

County: SAN DIEGO County

Census Tract: 165.02

Report Date: Wednesday, October 12, 2022

Show 10 entries

Search:

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo. Code
194540	SUREND	21	03/03/1987	06/30/2023	VONS COMPANIES INC THE	950 N 2ND ST, EL CAJON, CA 92021 Census Tract: 0165.02	VONS 2367	3704
384445	ACTIVE	20	03/27/2002	02/28/2023	G & M OIL CO LLC	1298 BROADWAY, EL CAJON, CA 92021 Census Tract: 0165.02	G & M OIL CO 94	3704
423903	ACTIVE	21	05/16/2005	03/31/2023	FARANSO INC	1101 GREENFIELD DR, EL CAJON, CA 92021 Census Tract: 0165.02	GREENFIELD PLAZA LIQUOR	3700
433801	ACTIVE	20	02/28/2006	01/31/2023	NSBJC & F INC	900 BROADWAY, EL CAJON, CA 92021 Census Tract: 0165.02	ARCO FACILITY 9759	3704
546933	ACTIVE	21	04/09/2015	05/31/2023	QUC GROUP INC	981 GREENFIELD DR, EL CAJON, CA 92021 Census Tract: 0165.02	QWIK KORNER LIQUOR	3700
609832	ACTIVE	21	03/09/2020	02/28/2023	ISTIFAN & THOMA, INC.	930 BROADWAY, EL CAJON, CA 92021 Census Tract: 0165.02	GRANADA LIQUOR	3704
624615	ACTIVE	21	09/28/2021	08/31/2023	SHEEBO, INC	1108 BROADWAY, EL CAJON, CA 92021-4805 Census Tract: 0165.02	RALLEY QUICK SHOP	3704
632803	ACTIVE	20	02/04/2022	06/30/2023	7 ELEVEN INC	1296 N 2ND ST, EL CAJON, CA 92021-5001 Census Tract: 0165.02	7 ELEVEN STORE #13651G	3704



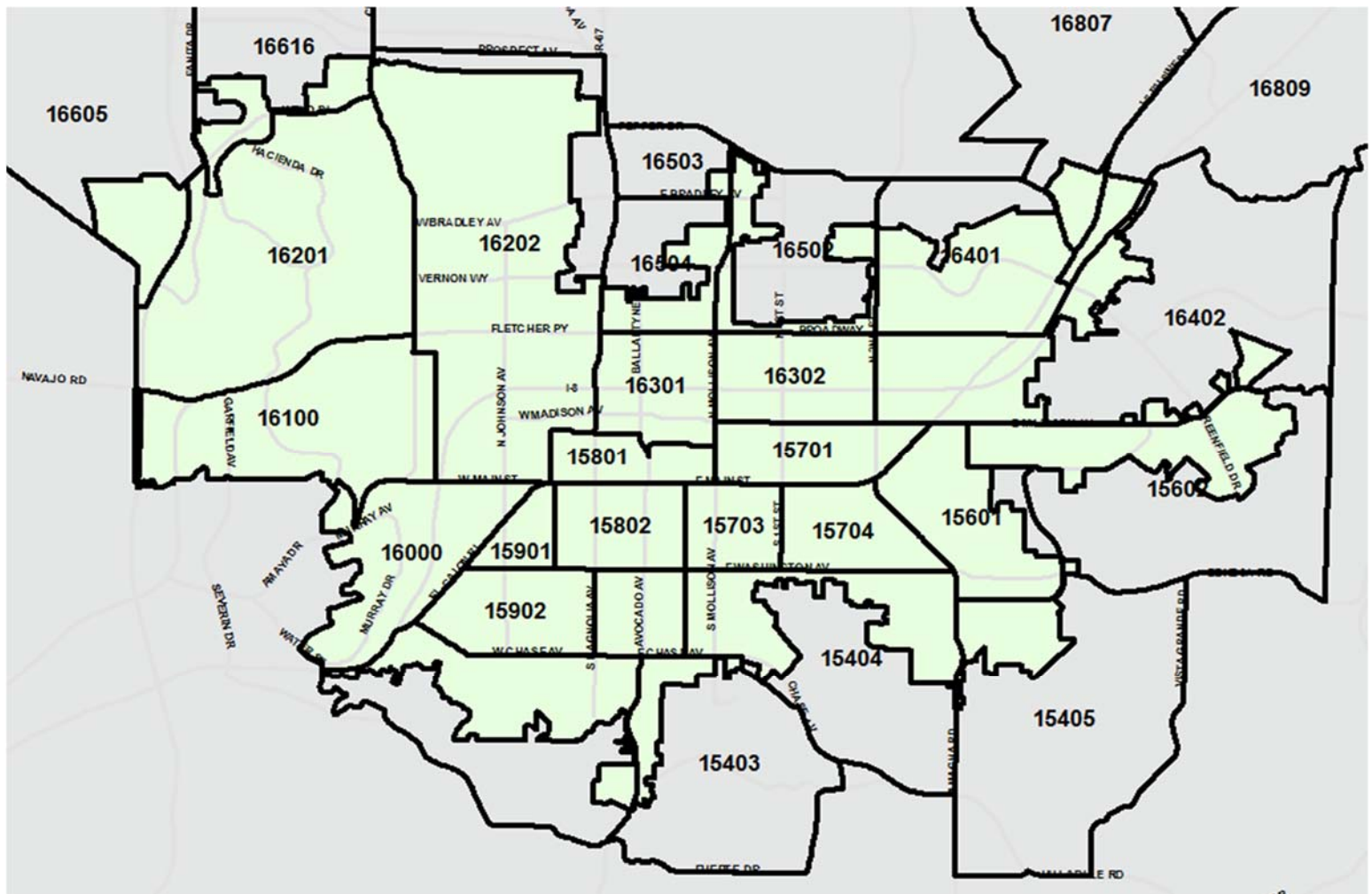
**EL CAJON POLICE DEPARTMENT
CHIEF MIKE MOULTON
2020 ABC REPORT
(LEVELS OF CRIMINAL ACTIVITY BY CENSUS TRACT)**

A comparison of major crime (Part 1) and minor arrests (Part 2) occurring in a Census Tract is considered a viable indicator of the level of criminal activity within the area. This type of criminal activity index is often used by Alcoholic Beverage Control (ABC) to assist in determinations regarding the issuance of liquor licenses.

During the year 2020, the average index total for the 29 Census Tracts contained in whole or in part in El Cajon was 164. In general, a “very high” crime area is considered to be greater than 200% over the average index (461 or greater), a “high” crime area is 120-200% (275-460), an “average” crime area is 80-119% (183-274), and a “low” crime area is considered to be less than 80% (182 or less) of the average crime index.

The statistical information used for this was taken from a report generated by the Automated Regional Justice Information System (ARJIS) on March 24, 2021. It does not include those incidents that could not be placed in a geographical Census Tract at the time the report was generated, or those incidents that were not yet reported or entered into the system.

MAP OF THE CENSUS TRACTS (LARGER VIEW ON LAST PAGE OF THIS REPORT)



ABC SUMMARY REPORT – YEAR 2020	
CENSUS TRACT	INDEX
15301	82
15302	72
15403	32
15404	124
15405	30
15601	191
15602	27
15701	533
15703	184
15704	184
15801	189
15802	245
15901	133
15902	147
16000	317
16100	123
16201	60
16202	882
16301	406
16302	280
16401	118
16402	193
16502	55
16503	2
16504	113
16605	0
16616	6
16807	15
16809	11
GRAND TOTAL	4,754
AVERAGE = 164	

LOW 0-79% OF AVERAGE = 182 OR LESS
AVERAGE 80-119% OF AVERAGE = 183 - 274
HIGH 120-200% OF AVERAGE = 275 - 460
VERY HIGH OVER 200% OF AVERAGE = 461 OR GREATER

2020 ABC REPORT

PART I CRIME	15301	15302	15403	15404	15405	15601	15602	15701	15703	15704	15801	15802	15901	15902
CRIMINAL HOMICIDE	0	0	0	0	0	1	0	0	0	1	0	0	0	0
FORCIBLE RAPE	0	1	0	1	0	1	1	3	1	0	0	2	1	0
ROBBERY	2	1	6	1	0	4	0	13	1	2	-1	2	4	1
AGGRAVATED ASSAULT	3	4	2	11	0	15	-1	34	16	8	2	19	8	11
BURGLARY	2	5	0	4	1	7	3	22	18	7	4	14	4	6
LARCENY	21	13	12	34	10	32	6	55	30	20	30	42	16	25
MOTOR VEHICLE THEFT	11	1	1	12	2	13	1	22	19	10	10	14	13	13
TOTAL PART I CRIME	39	25	21	63	13	73	10	149	85	48	45	93	46	56
PART II ARREST														
SIMPLE ASSAULT	1	1	0	6	1	5	1	8	3	5	5	6	3	6
OTHER PART II	19	26	7	33	11	56	8	155	54	58	59	65	48	38
CHILD & FAMILY	1	0	0	2	0	4	0	3	3	1	1	0	0	5
DEADLY WEAPONS	1	2	0	1	0	3	0	8	4	2	4	1	1	3
EMBEZZLEMENT	0	0	0	0	0	0	0	0	1	0	0	0	0	0
FRAUD	0	0	1	1	0	0	0	0	0	1	4	0	0	0
GAMBLING	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MALICIOUS MISCHIEF	1	2	0	1	1	0	0	3	2	6	2	0	2	0
NARCOTICS	16	16	1	14	4	43	7	151	23	40	43	37	20	21
SEX CRIMES	0	0	0	0	0	0	0	1	0	0	3	0	1	0
FORGERY	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OTHER NON-CRIMINAL	4	0	2	3	0	7	1	55	9	23	23	43	12	18
TOTAL PART II ARREST	43	47	11	61	17	118	17	384	99	136	144	152	87	91
DISTRICT TOTAL	82	72	32	124	30	191	27	533	184	184	189	245	133	147

2020 ABC REPORT

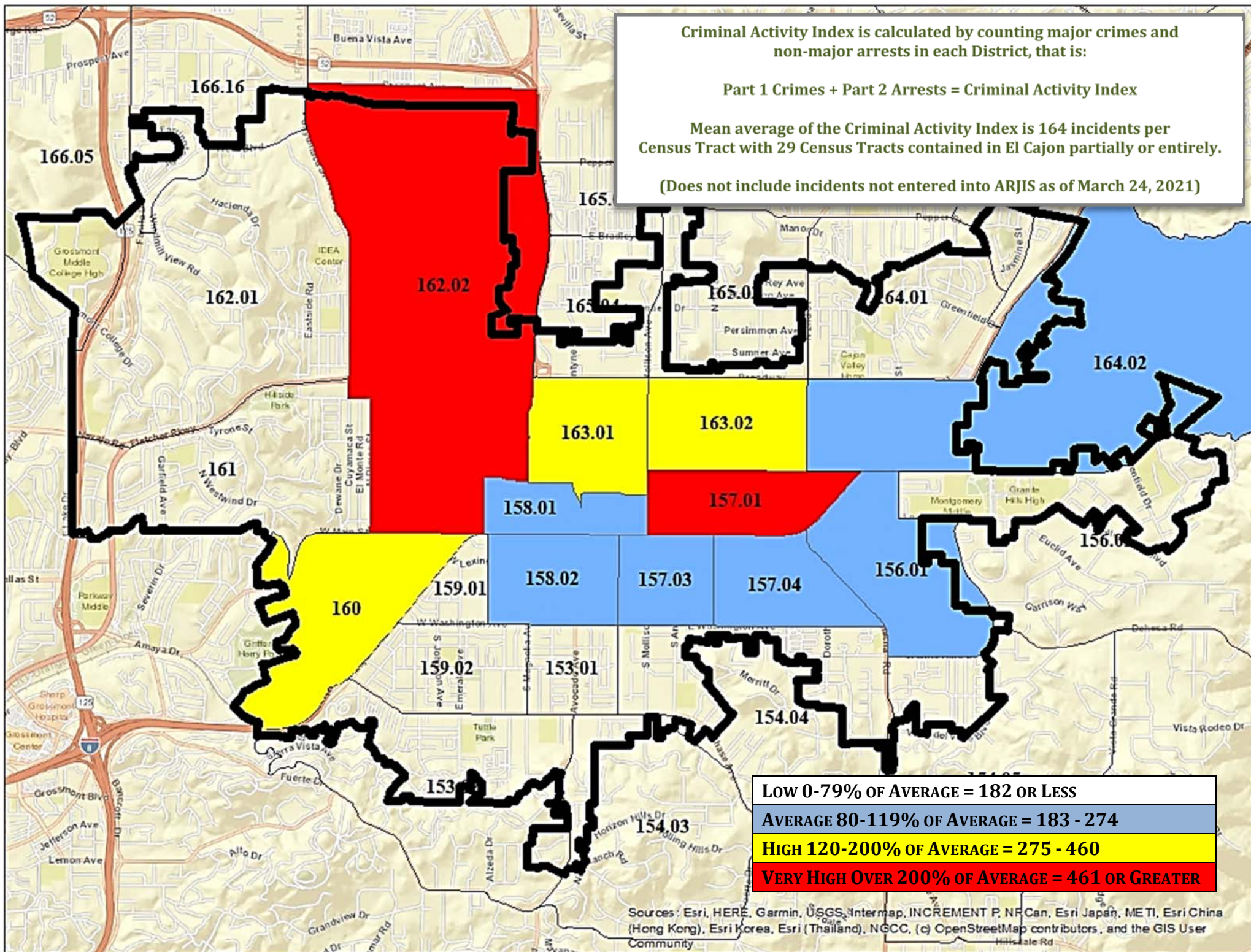
PART I CRIME	16000	16100	16201	16202	16301	16302	16401	16402	16502	16503	16504	16605	16616	16807	16809
CRIMINAL HOMICIDE	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
FORCIBLE RAPE	1	-1	1	3	0	0	0	0	0	0	-1	0	-1	0	0
ROBBERY	3	4	3	22	6	2	2	3	1	0	3	0	0	0	0
AGGRAVATED ASSAULT	11	6	2	20	27	26	3	18	2	0	1	0	0	5	0
BURGLARY	9	12	4	44	15	12	6	11	1	0	4	0	1	0	1
LARCENY	28	23	24	333	45	43	23	24	13	0	40	0	5	2	0
MOTOR VEHICLE THEFT	10	11	7	35	14	14	5	10	5	0	7	0	0	1	0
TOTAL PART I CRIME	62	55	41	457	108	97	39	67	22	0	54	0	5	8	1
PART II ARREST															
SIMPLE ASSAULT	5	6	1	11	3	6	0	7	1	0	4	0	0	2	0
OTHER PART II	105	38	12	191	137	94	50	56	19	1	24	0	1	5	5
CHILD & FAMILY	3	1	1	7	4	3	0	1	0	0	0	0	0	0	0
DEADLY WEAPONS	5	2	0	10	4	4	3	3	1	0	0	0	0	0	0
EMBEZZLEMENT	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0
FRAUD	0	0	0	2	1	1	0	0	0	0	0	0	0	0	0
GAMBLING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MALICIOUS MISCHIEF	1	0	0	2	4	1	2	3	1	0	0	0	0	0	1
NARCOTICS	102	16	2	134	104	61	22	41	7	1	21	0	0	0	2
SEX CRIMES	0	0	0	3	1	1	0	2	0	0	1	0	0	0	1
FORGERY	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
OTHER NON-CRIMINAL	33	5	3	63	40	12	2	13	4	0	8	0	0	0	1
TOTAL PART II ARREST	255	68	19	425	298	183	79	126	33	2	59	0	1	7	10
DISTRICT TOTAL	317	123	60	882	406	280	118	193	55	2	113	0	6	15	11

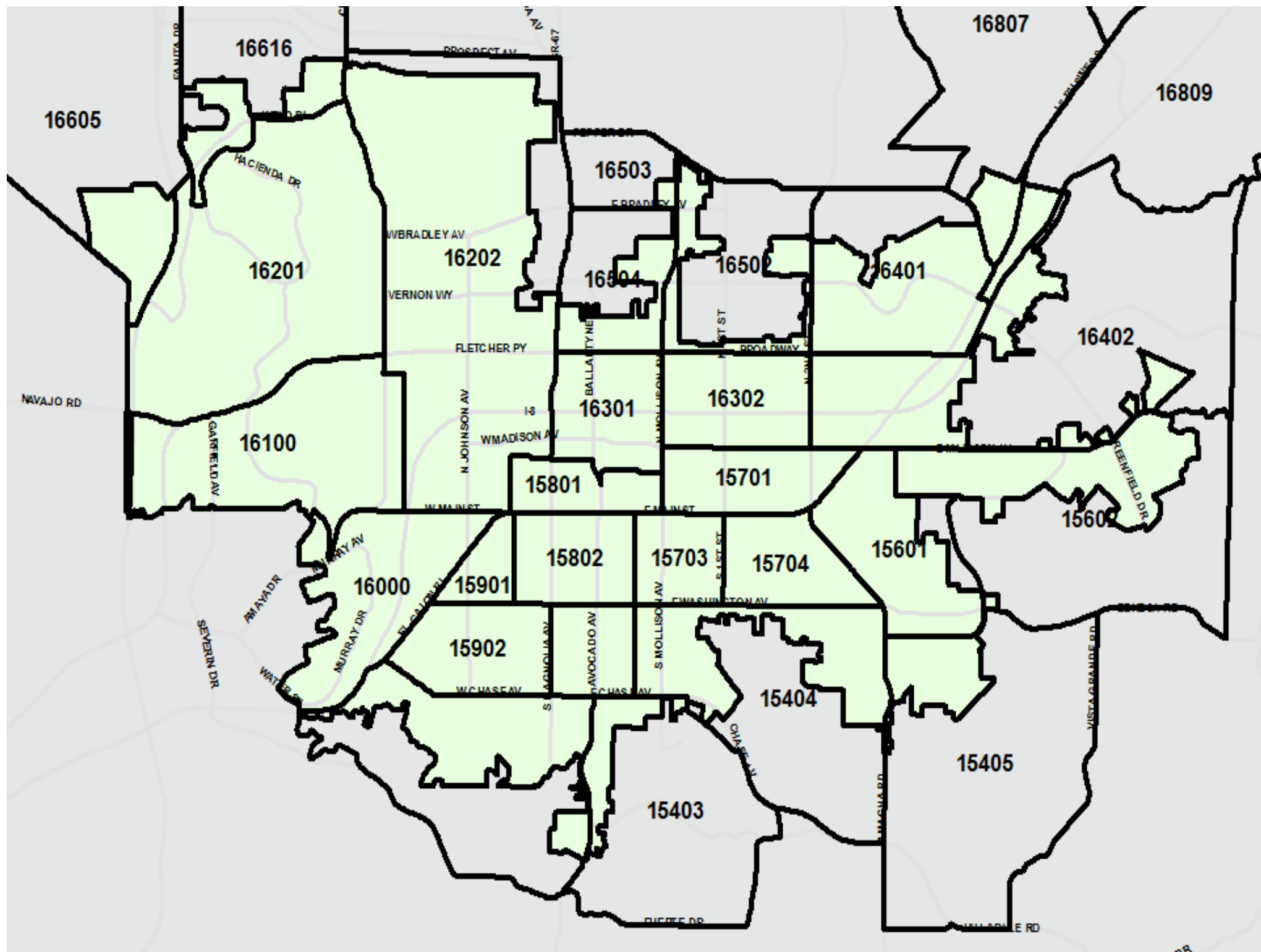
Criminal Activity Index is calculated by counting major crimes and non-major arrests in each District, that is:

Part 1 Crimes + Part 2 Arrests = Criminal Activity Index

Mean average of the Criminal Activity Index is 164 incidents per Census Tract with 29 Census Tracts contained in El Cajon partially or entirely.

(Does not include incidents not entered into ARJIS as of March 24, 2021)

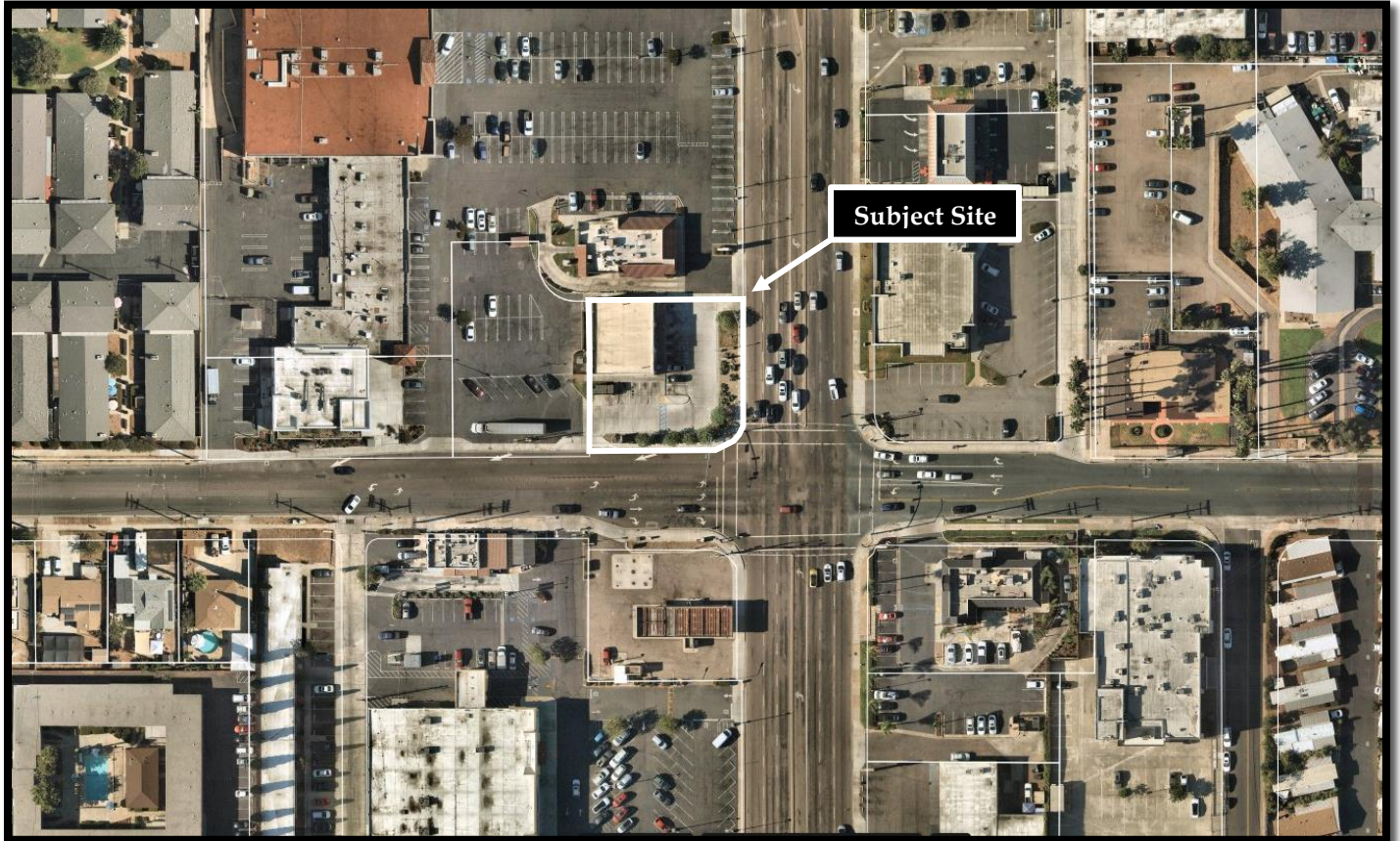




CUP-2022-0013

500 North 2nd Street

Aerial Image



PROJECT DESCRIPTION

The Applicant, 7-Eleven, Inc., submits this Conditional Use Permit Application to request approval for the off-site sale of beer and wine for its store located at 500 N 2nd Street, El Cajon, CA 92021. A finding that issuance of a Type 20 beer and wine license will serve the Public Convenience or Necessity is also requested.

Undue Concentration: The Applicant is aware of and desires to be respectful of the City of El Cajon's policies regarding adding alcohol licenses in areas of statutorily undue concentration. To that end, the Applicant will apply for a new Type 20 ABC License for this 7-Eleven Store, but has also located and will agree to purchase a second ABC License (21-194540), which it will then transfer out of the City of El Cajon altogether, or in the alternative facilitate the cancelation of the Type 21 license. As such, the approval of this request will not increase the number of ABC Licenses within the City of El Cajon and specifically not in Council District 2 where this 7-Eleven Store is located. Please see the Type 21 ABC License information below.

ABC License Number	ABC License Type	Licensee Business Name	Licensee Address
194540 (Transfer out of El Cajon)	21 (off-sale General)	Vons 2367	950 N. 2 nd Street, El Cajon, CA 92021

The Convenience Market currently offers a variety of goods and services that customers expect at a full service "one stop shop" convenience market, including basic grocery needs, medicines, household goods, childcare products, and many more everyday household items. The Applicant is requesting approval of a Conditional Use Permit authorizing the sale of beer and wine to further provide convenient shopping to the surrounding community because beer and wine falls within the common type of goods that customers want and expect from a modern convenience market. Beer and wine sales will be incidental to the overall assortment of grocery items and comprise less than 10% of the retail shelf space.

The Applicant is cognizant of the need to make sure the incidental beer and wine sales contemplated at this site do not result in adverse impacts to the surrounding neighborhood and will volunteer the following types of conditions of approval to be included in the CUP:

- Prior to selling any alcohol at the project site, the Applicant shall: (1) apply for one Type 20 ABC license for 500 N. 2nd Street; and (2) cause a second Type 21 Alcohol License to be either cancelled or transferred out of El Cajon -- such that there is no increase in off-sale ABC licenses within the City/Council District.
- Hours restriction on the sale of beer and wine (proposed permitted hours from 8 am to 12 midnight)
- No malt liquor or fortified wine products shall be sold.
- No beer or malt beverages may be sold in single containers.
- Beer and wine products shall not exceed 10% of the total sales floor area.
- No exterior advertising of beer and wine
- Digital surveillance cameras installed on premises.
- No coin operated video or arcade games, and
- Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold.

Corporate policies are in place for the responsible retailing of alcoholic beverages. Proactive security measures, and conditions made part of the CUP will also ensure the sale of alcohol and 24-hour use does not result in

adverse impacts or nuisance activity. Additionally, all employees involved in the sale of alcoholic beverages must first successfully complete the Department of ABC's LEAD Training or equivalent program.

There are no proposed physical changes to the site as a part of this Conditional Use Permit Application. The business operates 24 hours, daily, with 3-4 shifts per day, providing a local shopping option for customers at any time that suits their schedule. The business is fully equipped with an on-site security system, with interior and exterior surveillance camera coverage, and is available to local law enforcement and City personnel upon request. The site is illuminated with interior and exterior lighting systems, bright enough to fully illuminate the store and parking areas, making people and objects clearly visible, but not so bright as to disturb nearby businesses and residents.

Conditional Use Permit Findings

A. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan;

Yes, the proposed sale of beer and wine at an existing local 7-Eleven Store is consistent with the applicable goals, policies, and programs of the general plan. The subject 7-Eleven Store is an existing commercial business located in the Neighborhood Commercial (NC) Zone. According to the El Cajon General Plan, the NC Zone is intended for commercial uses, which include “general retail uses emphasizing those associated with daily convenience shopping.” This is exactly the type of business that 7-Eleven currently operates as at this location, with its modern appearance, well maintained store, and attractive landscaping.

B. The proposed site plan and building design are consistent with all applicable use and development standards;

Yes, this is an existing business with an approved site plan and building design consistent with development standards. This Conditional Use Permit Application is simply requesting to add incidental beer and wine sales to an existing convenience store. No construction or alterations are proposed.

C. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use;

7-Eleven has operated at this location for several years and is compatible with existing and planned land uses in the vicinity. The continued operation of this 7-Eleven store, with the approval of ancillary beer and wine sales, will not be materially detrimental to this neighborhood or to the enjoyment of other persons located in the vicinity. The incidental sale of beer and wine are typical of a full-service convenience market. The volunteer conditions will ensure beer and wine sales are incidental to the overall product mix of grocery and convenience items and will ensure the sale of alcohol does not create nuisance impacts.

D. The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic; and

7-Eleven is an existing business with an approved project design. There is no construction proposed as part of this CUP application seeking authorization for incidental beer and wine sales that would cause adverse impacts related to noise, smoke, dust, fumes, vibration, odors and hazards or excessive concentration of traffic.

The addition of a small amount of beer and wine sales at this existing 7-Eleven Store will not aggravate existing problems in the neighborhood associated with alcohol sales, such as loitering, public drunkenness, sales to minors, noise, and littering.

7-Eleven will implement policies and volunteer the restrictions on the sale of alcohol as described in this Application.

E. The proposed use is in the best interest of public convenience and necessity.

The sale of beer and wine for off-site consumption, while incidental to the overall goods and services provided by 7-Eleven, is an important aspect in maintaining the ability to act as a full-service convenience store. The continued operation of this store, with strict adherence to the imposed conditions, proper management and

supervision, will continue to provide a retail service that is beneficial, convenient, and necessary for the community.

7-Eleven takes the responsibility of being an alcohol retailer very seriously and will be vigilant in its policies and practices to ensure that the sale of alcohol does not negatively impact surrounding residents, businesses or sensitive uses. It is in the best interest of both the Applicant and the surrounding community to have a safe and responsible convenience store where patrons can purchase all of their everyday household needs and grocery items. This local convenience market operates as a safe and responsible business in the city of El Cajon and will continue to do so with the approval for the off-site sale of beer and wine. Therefore, the approval of this Conditional Use Permit does serve the best interest of public convenience or necessity.

Undue Concentration: The Applicant is aware of and desires to be respectful of the City of El Cajon's policies regarding adding alcohol licenses in areas of statutorily undue concentration. To that end, the Applicant will apply for a new Type 20 ABC License for this 7-Eleven Store, but has also located and will agree to purchase a second ABC License (21-194540), which it will then transfer out of the City of El Cajon altogether, or in the alternative facilitate the cancelation of the Type 21 license. As such, the approval of this request will not increase the number of ABC Licenses within the City of El Cajon and specifically not in Council District 2 where this 7-Eleven Store is located.

Conditional Use Permit Alcohol Findings

A. The proposed establishment meets the locational requirements of Section 17.210.090.

According to the El Cajon Municipal Code, Section 17.210.090 states:

- A. No new off-sale alcoholic beverage establishment shall be located within 600 feet of residentially zoned property, public or private schools, health care facilities, religious facilities, and parks or playgrounds, except:
1. A general retail store, or grocery store, or retail pharmacy with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to the sale and display of off-sale alcoholic beverages; or
 2. A convenience market with a maximum of 10 percent of the retail display area devoted to the sale and display of alcoholic beverages, limited to off-sale beer and wine, non-fortified products only. Retail display area includes all floor area within the establishment that is accessible and within view of customers, including aisles, and floor area occupied by shelves, counters, and refrigerator coolers.
- B. For purposes of this section, distances shall be measured between the closest property lines of the affected locations. (Ord. 4994 § 3, 2013)

The Applicant, 7-Eleven, does meet the locational requirements of Section 17.201.090 because this existing business is a convenience market which proposes 10 percent or less of the retail display area to be devoted to the sale and display of alcoholic beverages. The Applicant agrees to limit the alcoholic sales to beer and non-fortified wine products only. Please see the attached Floor Plan showing the proposed alcohol shelving and storage areas.

B. The proposed alcoholic beverage sales activity will not aggravate existing problems in the neighborhood created by the sale of alcohol such as loitering, public drunkenness, alcoholic beverage sales to minors, noise and littering.

The addition of a small amount of beer and wine sales at this existing 7-Eleven Store will not aggravate existing problems in the neighborhood associated with alcohol sales, such as loitering, public drunkenness, sales to minors, noise, and littering.

7-Eleven will maintain a safe and responsible business in the City of El Cajon, and will continue to do so with the addition of incidental off-site sale of beer and wine. Specifically, the Applicant will implement policies and volunteer the following types of conditions of approval to be included in the CUP to deter loitering, public drunkenness, alcoholic beverage sales to minors, noise and littering:

- Hours restriction on the sale of beer and wine (proposed permitted hours from 8 am to 12 midnight)
- No malt liquor or fortified wine products shall be sold
- No beer or malt beverages may be sold in single containers
- Beer and wine products shall not exceed 10% of the total sales floor area
- No exterior advertising of beer and wine
- Digital surveillance cameras installed on premises
- No coin operated video or arcade games, and
- Cooler doors for beer and wine shall be locked during hours when beer and wine cannot be sold.

Corporate policies are in place for the responsible retailing of alcoholic beverages as well as proactive security measures, and conditions made part of the CUP will ensure the sale of alcohol and 24-hour use does not result in adverse impacts or nuisance activity.

Additionally, all employees involved in the sale of alcoholic beverages must first successfully complete the Department of ABC's LEAD Training or equivalent program.

The business is fully equipped with an on-site security system, with interior and exterior surveillance camera coverage, and is available to local law enforcement and City personnel upon request. The site is illuminated with interior and exterior lighting systems, bright enough to fully illuminate the store and parking areas, making people and objects clearly visible, but not so bright as to disturb nearby businesses and residents.

- C. **The proposed establishment will not detrimentally affect nearby neighborhoods considering the distance of the alcohol establishment to residential buildings, schools, parks, playgrounds or recreational areas, nonprofit youth facilities, places of worship, hospitals, alcohol or other drug abuse recovery or treatment facilities, county social service offices, or other alcoholic beverages sales activity establishments.**

The store is located on a commercial corner surrounded by commercial uses. Retail activity is focused along N. 2nd Street and thus, not directed toward any nearby residents and/or sensitive uses, and has served this community and surrounding area for years without issue.

The Applicant is aware of the potential negative impacts from alcohol sales and is commitment to responsible alcohols sales and will continue to serve the neighborhood without negative impacts to the nearby neighborhoods, schools and all other sensitive use establishments. The continuation of this established convenience market, operating with strict adherence to the volunteered conditions placed on the Conditional Use Permit (and any other police and staff recommended conditions) will remain proper in relation to any sensitive uses nearby. The nearby residential uses have not and will not be detrimentally affected by the continuation of the existing convenience market with the addition of beer and wine sales as a result of the strict adherence to corporate policies regarding the responsible retailing of alcoholic beverages, proactive security measures, and any conditions made part of the Conditional Use Permit.

As part of this policy and training, employees are expected to conduct regular site walks and inspections of the premise throughout the day in order to promptly deter any loitering, panhandling or other objectionable activity. Additionally, proper and adequate signage exists onsite, prohibiting loitering. 7-Eleven will work to ensure there are no open alcoholic beverages or consumption of alcohol on the premise. Signage will also be posted to this effect to properly inform individuals of such prohibition.

The Applicant is cognizant of the need to make sure the incidental beer and wine sales contemplated at this site do not result in adverse impacts to the surrounding neighborhood or school and is agreeable to the above types of conditions being made part of the CUP.

- D. **The proposed establishment is located in a census tract with capacity for additional off-sale licenses, as defined by the California Department of Alcohol Beverage Control, with low to average crime rates, as defined by the police department annually, subject to the condition that an additional off-sale establishment will not be contradictory to a moratorium. (Ord. 4994 §3, 2013)**

According to the California Department of Alcoholic Beverage Control, there are three (3) authorized off-site

licenses for Census Tract 163.02, and currently there are four (4) existing off-site licenses.

Undue Concentration: The Applicant is aware of and desires to be respectful of the City of El Cajon's policies regarding adding alcohol licenses in areas of statutorily undue concentration. To that end, the Applicant will apply for a new Type 20 ABC License for this 7-Eleven Store, but has also located and will agree to purchase a second ABC License (21-194540), which it will then transfer out of the City of El Cajon altogether, or in the alternative facilitate the cancelation of the Type 21 license. As such, the approval of this request will not increase the number of ABC Licenses within the City of El Cajon and specifically not in Council District 2 where this 7-Eleven Store is located.

Additionally, as stated in the City of El Cajon's Municipal Code, the stated purpose for enacting the chapter on Conditional Use Permits for alcohol sales is "to provide opportunities for alcoholic beverage sales establishments to operate in a mutually beneficial relationship to each other and to other commercial and civic services" and further "to promote a healthy and safe business environment in the city of El Cajon through appropriate and consistent land use regulations and to encourage the establishment of businesses that will benefit both the local economy and residents while not placing an undue strain on city resources or surrounding businesses." The continued operation of this 7-Eleven store with the addition of incidental beer and wine sales and subject to the volunteer conditions of approval, accomplishes the stated purpose of the Municipal Code.

7-Eleven #36485
500 N. 2nd Street, El Cajon, CA 92021

Photographs of Site



1. 500 N. 2nd Street: view looking west at the front entrance of the subject property.



2. 500 N. 2nd Street: view looking southwest at the east side of the subject property.



3. 500 N. 2nd Street: view looking north at the south side of the subject property.



4. 500 N. 2nd Street: view looking northeast at the parking lot to the south of the subject property.



5. 500 N. 2nd Street: view looking east at the west side and rear of the subject property.



6. 500 N. 2nd Street: view looking southwest at the north side of the subject property.



7. 500 N. 2nd Street: view looking south at the east driveway and parking lot of the subject property.



8. 500 N. 2nd Street: view looking north at the south driveway into the subject property.



9. 500 N. 2nd Street: view looking east along E. Madison Avenue to the south of the subject property.



10. 500 N. 2nd Street: view looking west along E. Madison Avenue to the south of the subject property.



11. 500 N. 2nd Street: view looking north along N. 2nd Street to the east of the subject property.



12. 500 N. 2nd Street: view looking south along N. 2nd Street to the east of the subject property.



13. 500 N. 2nd Street: view looking northwest at the neighbors to the west of the subject property.



14. 500 N. 2nd Street: view looking south at the neighbors to the southeast of the subject property.



15. 500 N. 2nd Street: view looking east at the neighbors to the east of the subject property.



16. 500 N. 2nd Street: view looking north at the neighbors to the north of the subject property.



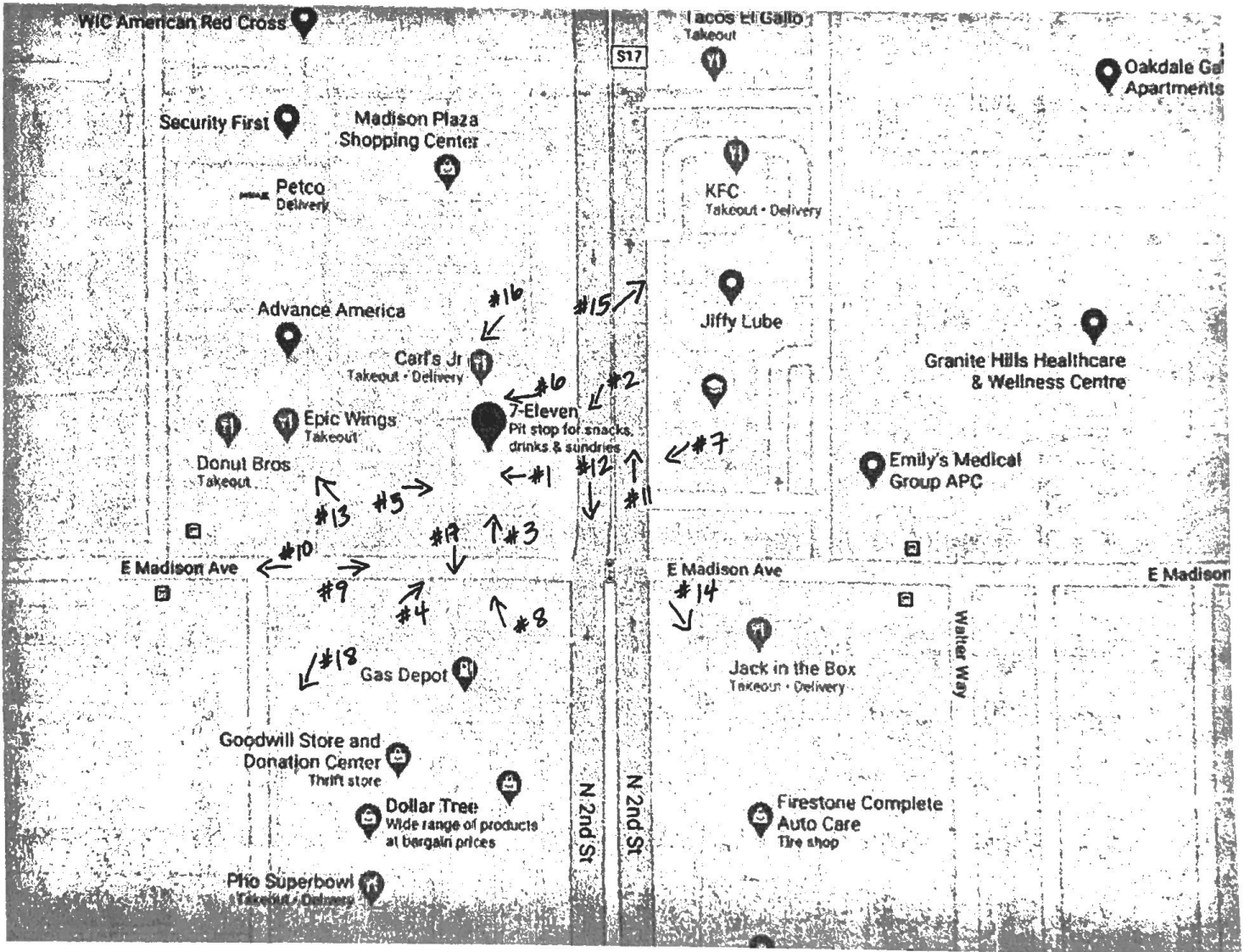
17. 500 N. 2nd Street: view looking south at the neighbors to the south of the subject property.

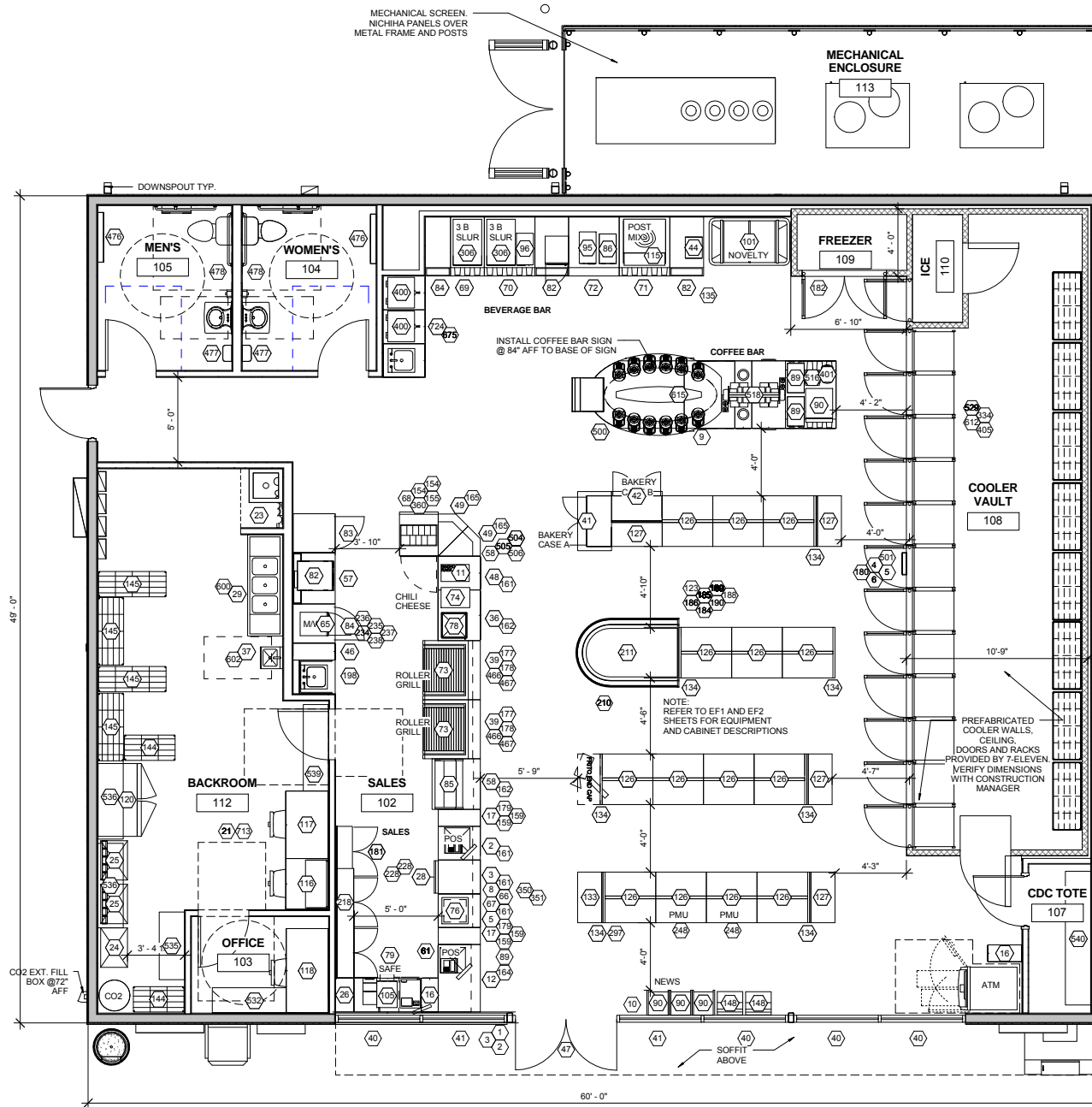


18. 500 N. 2nd Street: view looking southwest at the neighbors to the west of the subject property.

7-Eleven #36485

Photograph Index





LAYOUT INFORMATION

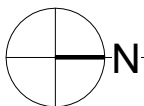
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SANDWICH CASE	CID
VAULT DOORS	12
LOW TEMP DOORS	2
ICE MERCH. DOORS	1
NOVELTY CASE	1
SLURPEE BARRELS	6
BAKERY CASE	2

GONDOLA UNITS	29
END CAPS	5
HIGHWALLS	0
TOTAL	34

TOTAL SQ FT	= 2,958
SALES FLOOR AREA	= 1,705

OCCUPANCY LOAD (<49)	= 52.01
TRAVEL DISTANCE (<75)	= 62'
RESTROOMS REQ'D	= 2
EXITS REQUIRED	= 2
GAS - NO	LIQUOR - NO
BEER - YES	WINE - YES

[Beer and wine display will not exceed 10%,
Per Section 17.210.090.A.2 of the El Cajon
Municipal Code]

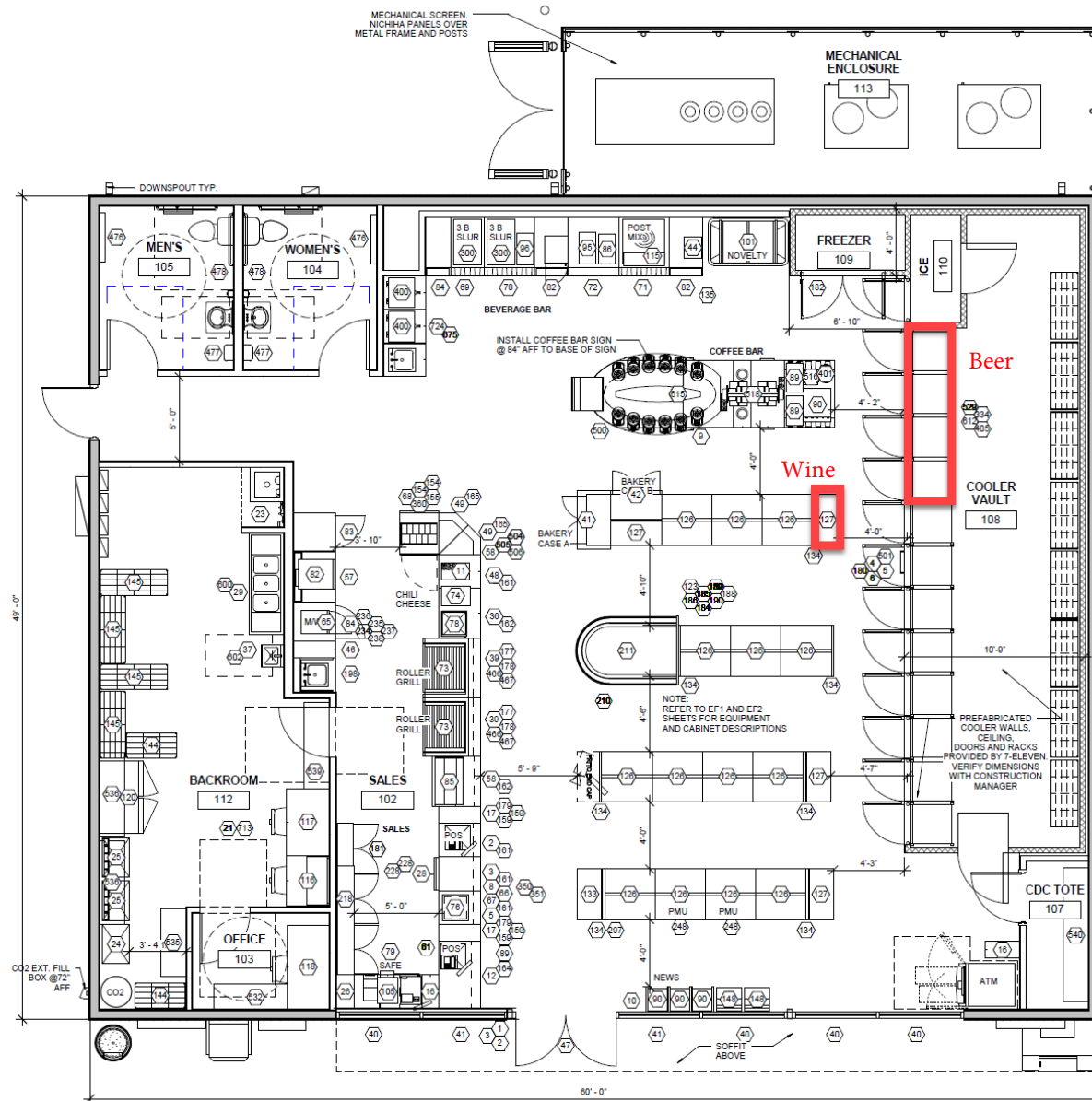


1031657 EL CAJON, CA

500 NORTH 2ND STREET

HFA #12-00596





Red notated areas will be where the alcohol will be merchandised

LAYOUT INFORMATION

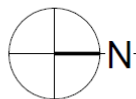
ROLLER GRILLS	2
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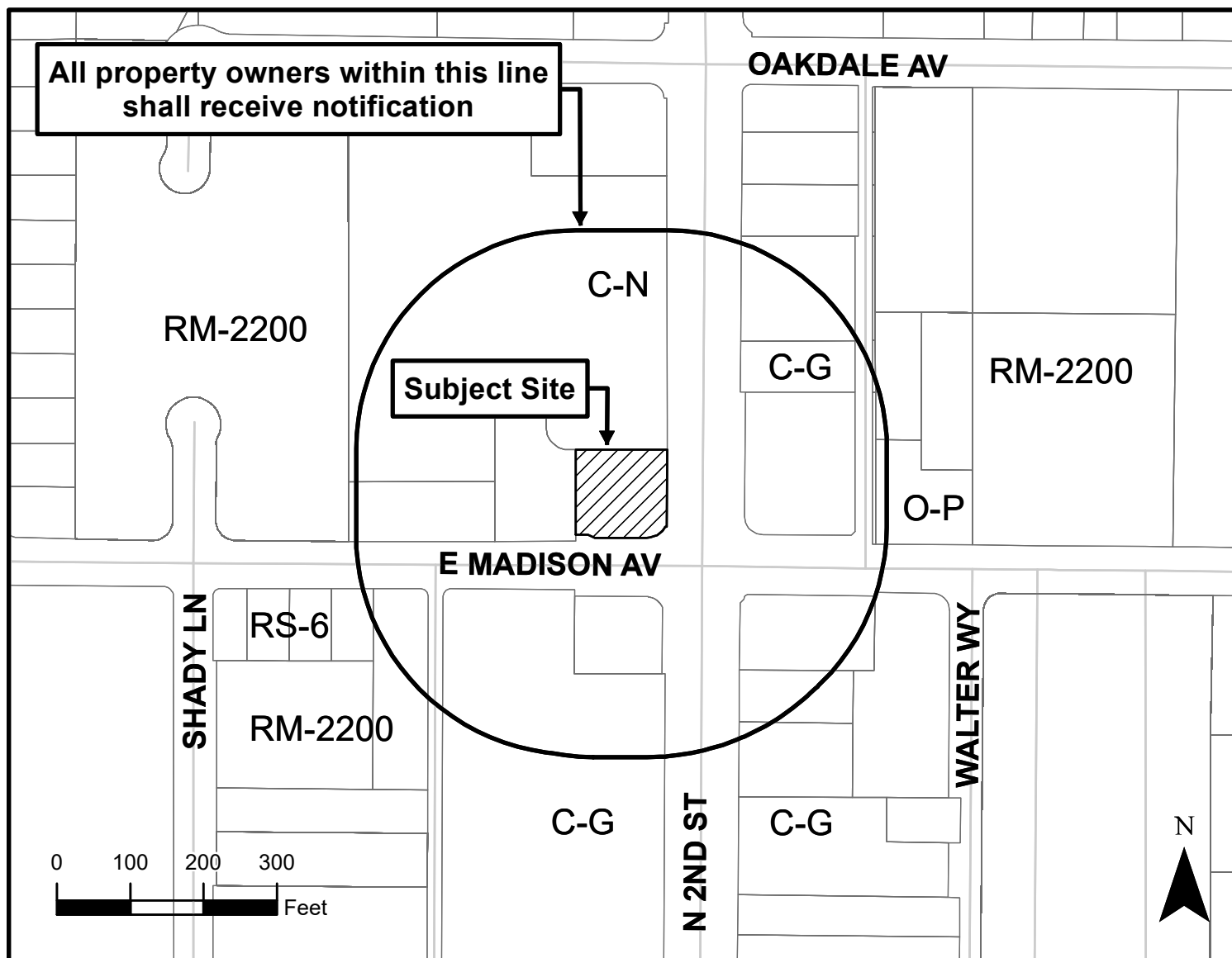


1031657 EL CAJON, CA

500 NORTH 2ND STREET

HFA #12-00596





**NOTICE OF PROPOSED
CONDITIONAL USE PERMIT FOR
OFF-SALE BEER AND WINE SALES**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, October 4, 2022** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

CONDITIONAL USE PERMIT (CUP) NO. 2022-0013, as submitted by R. Bruce Evans, requesting off-sale beer and wine sales at an existing convenience market. The subject property is addressed as 500 North Second Street and is located on the northwest corner of E. Madison Ave. and N. Second St. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1795 or via email at nalvey@elcajon.gov and reference "CUP-2022-0013" in the subject line.



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input checked="" type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input type="checkbox"/> Other: _____	

Project Location

Parcel Number (APN): 489-310-16-00

Address: 500 N. 2nd Street, El Cajon, CA 92021-6448

Nearest Intersection: N. 2nd Street and E. Madison Avenue

Project Description (or attach separate narrative)

Please see the attached Project Description.

Project Screening Questions

Existing use?

☐ No ☒ Yes

Modification of use?

☐ No ☒ Yes

New development or addition?

☒ No ☐ Yes

Existing Structures?

☐ No ☒ Yes

If yes, please describe:

7-Eleven Store #36485

Request for Type 20 ABC License

CUP for off-site alcohol sales only

Age of the structures: Unknown.

Demolition or substantial modification proposed to site improvements or structures?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<u>There are no physical changes to the site as a part of this CUP Application</u>
Tenant improvements proposed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Existing vegetation or trees on site proposed for removal?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Proposed grading?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Proposed quantities of cut and/or fill. _____

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)
7-Eleven, Inc.

Company Name: _____
Michael Coffman, Senior Counsel

Contact Name: _____
3200 Hackberry Road, Irving, TX 75063

Mailing Address: _____
972.828.7828 Michael.Coffman@7-11.com

Phone: _____ Email: _____

Interest in Property: ☒ Own ☐ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)
Solomon, Saltsman & Jamieson

Company Name: _____
R. Bruce Evans CA State Bar License: #217098

Contact Name: _____ License: _____
426 Culver Blvd., Playa del Rey, CA 90293

Mailing Address: _____
310-822-9848 bevans@ssjlaw.com

Phone: _____ Email: _____

Property Owner Information (if different than applicant)
Same as Applicant

Company Name: _____

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:



Date: 6.14.2021

Property Owner
Signature²:



Date: 6.14.2021

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: _____

Application Submittal

To submit your application, **it must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: _____

DISCLOSURE STATEMENT**APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON ALL APPLICATIONS WHICH WILL REQUIRE DISCRETIONARY ACTION ON THE PART OF THE CITY COUNCIL, PLANNING COMMISSION AND ALL OFFICIAL BODIES**

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.
7-Eleven, Inc. 3200 Hackberry Road, Irving, CA 95063

Hritik, Inc., Franchisee 500 N. 2nd Street, El Cajon, CA 92021

List the names and address of all persons having any ownership interest in the property involved.

7-Eleven, Inc. 3200 Hackberry Road, Irving, TX 95063

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.
None

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

4. Have you or your agents transacted more than \$500 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past twelve months or \$1,000 with the spouse of any such person? Yes _____ No X

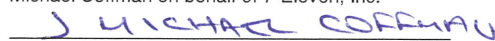
If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

N/A

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.


Signature of applicant / date

Michael Coffman on behalf of 7-Eleven, Inc.


Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Melody Lane Townhomes
Request:	29-Unit Townhomes
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number:	Specific Plan (SP) No. 2022-0002, and Tentative Subdivision Map (TSM) No. 2021-0007
Location:	Melody Lane between East Main Street & Comet Lane
Applicant:	Karen Alves; City Ventures Homebuilding, LLC; 949-258-7515; kalves@cityventures.com
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	Yes November 8, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending City Council approval of the CEQA determination, SP-2022-0002 and TSM-2021-0007, subject to conditions.

PROJECT DESCRIPTION

This project proposal is for 29 new condominium townhomes on Melody Lane between East Main Street and Comet Lane on a vacant portion of the Juniper Trailer Court property used for storage of recreational vehicles. The proposed project requests a Specific Plan (SP) for the development of 29 residential units and a Tentative Subdivision Map (TSM) for a common interest condominium subdivision. This is a proposed market rate homeownership project.

BACKGROUND

General Plan:	Medium Density Residential (MR)
Specific Plan:	None
Zone:	RM-2200 (Residential, multi-family, 2,200 s.f.)
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	Subdivision Map Act

Project Site & Constraints

The project site is a unique “two-pole” flag lot accessed from Melody Lane situated to the rear of the single family residences along the street. The westerly boundary of the 1.77 acre lot is proposed to be moved to the east to reduce the parcel size to 1.47 acres to preserve the internal access within Juniper Trailer Court and provide a single point of access to Melody Lane. A four (4) ft. street dedication is required to provide an ultimate right-of-way width of 34-feet from the middle of the street (centerline) along Melody Lane.

The site is undeveloped and vacant though it is in a disturbed condition based on its historical use as recreational vehicle parking by the Juniper Trailer Court. The project scope would involve clearing and grubbing of the subject site and demolition of substandard street improvements along Melody Lane.

Surrounding Context

Properties surrounding the site are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-G	Auto Repair
South	RS-6	Single Family Residential
East	RS-6	Religious Facility (St. John’s Lutheran)
West	RM-2200	Trailer Park

General Plan

The project site is designated Medium Density Residential (MR) on the General Plan Land Use Map. The MR land use designation is intended for multiple-family residential development up to 20 dwelling units per acre. The MR designation is consistent with the RM-2200 zone as shown in the Zoning Consistency Chart.

Zoning Code

The subject site is zoned RM-2200 which provides for residential development in the medium density range with a minimum of 2,200 square feet of lot area per unit. The RM-2200 permits single family dwellings, duplexes, and multiple-family residential dwellings in attached or detached configurations, including common interest developments.

The Zoning Code also includes provisions for the preparation of a specific plan in particular portions of the City where circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. A specific plan effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. Circumstances which may warrant a specific plan include size and shape of the property, relation to surroundings, and unusual conditions pertaining to the property requiring special consideration for access, utilities or fire protection.

Subdivision Ordinance/ Subdivision Map Act

TSM No. 2021-0007 proposes a common interest subdivision consisting of a single lot with 29 condominium townhomes. The lot includes non-buildable areas for ingress and egress, water, sewer, and other utility purposes for common use and benefit. The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code).

The Planning Commission's role in analyzing and making a decision regarding a proposed subdivision map is described in section 16.12.080 of the El Cajon Municipal Code (ECMC). Section 16.12.080 requires the Planning Commission to make a report to the City Council regarding the design of the proposed subdivision and the nature and extent of the proposed improvements. In this context, "improvements" mean public or private, street and/or drainage improvements.

DISCUSSION

Land Use

A specific plan is an appropriate entitlement to implement the proposed development as the General Plan directs a flexible approach to land use changes and trends. The subject site is constrained by its unusual and limited frontage along Melody Lane consistent with the circumstances that require a specific plan identified in the Zoning Code. Further, in practical effect, the Zoning Code prohibition on the creation of flag lots in multiple-family residential zones and the RM-2200 lot coverage curtail the ability of the site to develop at anticipated General Plan densities thus warranting the more nuanced and specific treatment afforded by specific plan.

The project proposes 29 attached townhome dwelling units on a 1.47 net acre lot consistent with the RM-2200 land use permission allowing attached or detached multi-family dwelling units, including common interest developments. The resulting net density is 19.71 dwelling units per acre which is consistent with the MR General Plan Land Use designation and RM-2200 density limits of 20 dwelling units per acre. The project will also provide home ownership opportunities that will enhance the quality of residential neighborhoods consistent with General Plan objectives 5-1 and 5-3. Moreover, it converts an unimproved vacant area historically used for storage into a market rate homeowner opportunity.

Project

The residential community is comprised of four (4) individual townhome buildings, containing between six (6) and eight (8) units each, accessed from Melody Lane via a 25 foot wide private driveway. A courtyard is located at the center of the site adjacent to the proposed visitor parking and is immediately bracketed by two (2) residential buildings and drive aisles which provide access to resident garages. Internal pedestrian paths provide access from the residences, which face away from the two (2) internal drive aisles,

to project common areas. The courtyard includes a shade structure with barbecue, bicycle parking, and seating in a landscaped setting. A secondary common space is also provided at the northeast corner of the site in the form of a landscaped “pocket park” that includes trees and seating.

The townhome buildings include four proposed plan types. These plan types range in size from 1,363 square feet to 2,013 square feet and all include at least three (3) bedrooms and 2.5 bathrooms-perfect for families. Units range between two (2) and three (3) stories and include two garage parking spaces in either a double or tandem configuration. Private patio areas are provided for all plan types while plan types 1 and 2 also include second story balconies. None of the proposed balconies face onto adjacent residential land uses and the building closest to the single-family residences to the south is limited to two (2) stories.

The project site is bordered by an auto repair facility to the north. The nearest unit in building four (4), which is closest to the northerly property line and auto repair facility, is set back from the property line 12 feet. A six-foot high project boundary wall is provided and the specific plan requires that an additional two-foot screening fence be erected atop this wall along the northerly property line. The specific plan also includes a condition requiring analysis of the construction materials prior to building permit issuance to ensure that construction methods will achieve building code required interior noise levels.

Design

Multiple-family residential projects are typically evaluated for conformance with the Architectural Guidelines in ECMC Chapter 17.180. These guidelines outline basic design principles to improve the appearance of buildings in the community, using quality and compatibility with surroundings as primary considerations. These guidelines also provide specific guidance related to: height, bulk, and mass; design creativity; visual interest; continuation of design; rooftop equipment screening; variation of wall plans; entry features; and proportionality. While a specific plan may propose project specific design requirements, the proposed project is consistent with ECMC Chapter 17.180.

The exterior design of the project design is emblematic of Spanish Mediterranean style architecture which commonly employs curves and arches, painted tile, white stucco exterior, terracotta roof tiles, tower-like chimneys, balconies, ornamental iron work and courtyards and patios. The proposed project consists of primarily white stucco exterior with varied roof angles that include parapets and concrete roof tiles that mimic terracotta. Architectural variation is achieved in the design through consistent incorporation of second story overhangs, window pop outs, and offset wall planes. Contrasting thematic components in elemental tones are included across building facades including ornamental metal work at balcony railings and windows, exposed wood rafter tails, and simulated wood corbels. All project windows and entry doors feature trims while some entry ways and balconies are recessed behind arches.

Overall, the project conveys one architectural style with quality design and compatibility with surrounding developments. Elements of Spanish style architecture can be found throughout the community including the commercial building at the southeast corner of the intersection of East Main Street and Melody Lane and the commercial development to the north of the project. With the incorporation of a condition requiring rooftop mechanical elements to be screened from public view, the proposed project is consistent with Chapter 17.180 Architectural Guidelines.

Development Standards

Development Standard	RM-2200 Regulations	Proposed Specific Plan
Setbacks	10 ft. exterior, 6 ft. side, 12 ft. rear	10 ft. exterior, 6 ft. side, 12 ft. rear
Building Height	35 feet	35 feet
Lot Coverage	55%	69.5%
Recreational Open Space	225 sq. ft. per dwelling unit as defined by code	228 sq. ft. as defined by code; 624 sq. ft. as defined therein
Parking	68 stalls - 2.25 stalls per dwelling unit; .25 stalls for each tandem garage	65 stalls - 2.25 stalls per dwelling unit
Trash Enclosure	1 per 30 units	Individual carts with storage in each garage
Fences/Walls/Gates	6 feet in height outside the front setback Gates permitted	6-foot masonry wall along property lines with 2-feet of additional screening adjacent to commercial uses

Open Space, Recreational Areas, Landscaping and Irrigation

The Zoning Code requires recreational open spaces at a rate of 225 square feet per unit in multi-family residential developments. Such open spaces are generally defined in the Zoning Code as common recreational spaces or private yards with minimum dimensions of 10 feet by 10 feet. The proposed project includes approximately 6,635 square feet of such open space thus exceeding the 6,525 square feet required by the Zoning Code. It is important to note however that the project provides a total of 18,110 square feet of landscaping, leisure, and open space spread across the site, ground floor patios and balconies.

The Water Efficient Landscaping regulations in Chapter 17.195 require projects in the RM-2200 to landscape exterior yards and install trees within such areas at a rate of 1 per 200 square feet or fraction thereof. Project landscaping is generally clustered in the previously described common spaces and along the westerly property line. The flag

portion of the lot, which would be subject to Chapter 17.195 planting requirements, has less than 50 square feet available for planting. Consequently, these exterior yard areas are without the required tree installation but include shrubs and ground covers. Though not required, a street tree is proposed within the parkway along Melody Lane to the east of the project entry consistent with the El Cajon Sustainability Initiative measure seeking increased urban tree planting.

Parking & Circulation

As indicated in preceding sections, each townhome will have a two-car garage and there are an additional seven (7) supplemental visitor spaces in the parking area adjacent to the courtyard. While the project complies with the Zoning Code rates for residential units and guest parking, the additional stalls required for tandem parking configurations are not included. The project, however, proposes bicycle parking though it is not required by the Zoning Code to offset the shortfall. Each garage will include bicycle hangers and common bicycle racks are provided in the courtyard with capacity for 8 bicycles. This additional bicycle parking may facilitate resident access to the community and the MTS bus stops at the intersection of Melody Lane and Main Street consistent with larger efforts to encourage active transportation and reduce vehicle miles travelled.

Public Improvements

The specific plan requires that the street frontage at Melody Lane be improved consistent with City Standards. A new driveway with a non-contiguous sidewalk (i.e. behind the parkway) will be installed at the intersection of the project access and Melody Lane. Existing curb, gutter, and sidewalk will be repaired to city standards with construction of the driveway and sidewalk. A street tree will be installed within the parkway to the east of the project frontage as stated in the previous section. The City Engineer is not requiring underground relocation of overhead utilities along Melody Lane consistent with section 16.52.030(D) given that such requirement would not reduce the number of overhead poles.

FINDINGS

The following findings must be made to approve a specific plan.

A. The proposed specific plan serves the public interest.

The proposed project will redevelop an existing underutilized site by expanding housing availability and homeownership opportunities while enhancing existing residential neighborhoods with quality residential development. Moreover, the specific plan includes development standards and conditions attached to the specific plan as Exhibit A to ensure a compatible residential development with the existing and planned land uses in the vicinity.

B. The proposed specific plan will systematically implement the City's General Plan.

The project focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more

detailed standards than the general provisions of the Zoning Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan is an appropriate entitlement to implement the proposed development given that the limited frontage along Melody Lane is consistent with access constraints warranting its use. The specific plan further facilitates the transition of the subject property into the multiple-family residential land use anticipated in the Medium Density Residential General Plan Land Use designation. The project is also consistent with General Plan Goal 5 which seeks to provide a broad range of housing types to meet needs of various age and income groups and provides units required under the Regional Housing Needs Allocation detailed in the Housing Element.

Section 66474 of the Subdivision Map Act and section 16.12.090 of the ECMC state that the City shall deny approval of a subdivision map if the city's legislative body makes any of the following findings:

- A. *The proposed map is not consistent with the General Plan and any applicable specific plan.*

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of quality residential development opportunities in the City.

- B. *The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.*

The proposed subdivision map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.

- C. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The project site has no habitat value as it is in an urbanized area and bordered on all sides by developed properties. The project site is further in a disturbed condition resulting from its historical use as recreational vehicle storage. There are no fish or wildlife populations that would be harmed by the residential development of the subject property.

- D. *The design of the subdivision or type of improvements is likely to cause serious health problems.*

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean.

- E. The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.*

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

PUBLIC NOTICE & INPUT

Notice of this public hearing was mailed on October 7, 2022, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, and was similarly published in the San Diego Union-Tribune the following day, October 8, 2022, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

City staff did not receive any comments in response to the Notice of Public Hearing prior to preparation of this report. Comments received after publication will be presented to the Planning Commission at the hearing.

RECOMMENDATION

Staff recommends Planning Commission adopt resolutions recommending that City Council conditionally approve SP-2022-0001, TSM-2021-0007, and the accompanying CEQA determination for the condominium townhome project. This project provides quality home ownership opportunities consistent with General Plan goals.

PREPARED BY:



Mike Viglione
SENIOR
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY
DIRECTOR OF
COMMUNITY
DEVELOPMENT

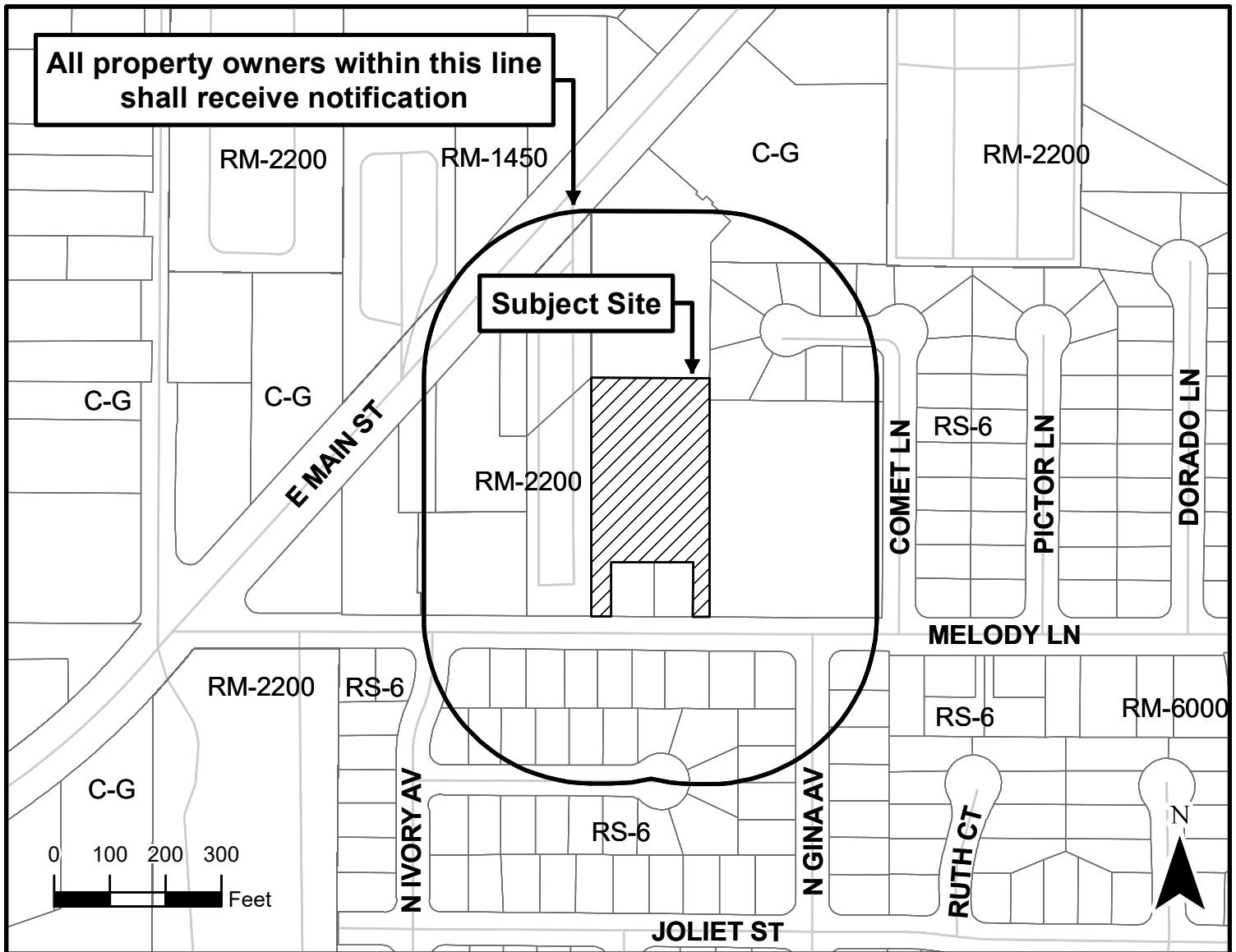
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution RECOMMENDING APPROVAL of the CEQA determination
3. Proposed Resolution RECOMMENDING APPROVAL of SP No. 2022-0002
4. Proposed Resolution RECOMMENDING APPROVAL of TSM No. 2021-0007
5. Aerial Photograph of Subject Site
6. Application & Disclosure Statement
7. Tentative Subdivision Map No. 2021-0007
8. Specific Plan No. 2022-0002
9. Zoning Consistency Chart



**NOTICE OF PROPOSED
SPECIFIC PLAN AND TENTATIVE SUBDIVISION MAP FOR
A 29-UNIT TOWNHOME PROJECT**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, October 18, 2022**, and the City Council will hold a public hearing at **7:00 p.m., Tuesday, November 8, 2022**, to consider:

SPECIFIC PLAN (SP) NO. 2022-0002 & TENTATIVE SUBDIVISION MAP (TSM) NO. 2021-0007, as submitted by City Venture Homebuilding, LLC, requesting a 29-unit townhome project. The subject property is located on northern side of Melody Ln., between E. Main St. and Comet Ln. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MICHAEL VIGLIONE** at 619-441-1773 or via email at mviglione@elcajon.gov and reference "SP-2022-0002 & TSM-2021-0007" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR SPECIFIC PLAN NO. 2022-0002 AND TENTATIVE SUBDIVISION MAP NO. 2021-0007.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 18, 2022, to consider Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007 for a residential development consisting of 29 condominium townhomes on the north side of Melody Lane between East Main Street and Comet Lane on a vacant portion of the Juniper Trailer Court property, Assessor Parcel Number (APN) 489-180-33-00; and

WHEREAS, the proposed project would involve clearing and grubbing of undeveloped land historically used as storage and parking for unoccupied recreational vehicles and construction of 29 condominium townhomes with appurtenant access and street improvements; and

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (*In-fill Development*) of the CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies;

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

WHEREAS, after considering evidence and facts, the Planning Commission considered Categorical Exemption, section 15332 as presented at its meeting; and

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemptions for the Melody Lane Townhomes Specific Plan and Tentative Subdivision Map.

Section 2. The El Cajon Planning Commission hereby further finds that the record in this proceeding includes evidence to support the following:

- A. The project site is designated Medium Density Residential on the General Plan Land Use Map. The project proposes 29 dwelling units on a 1.47 acre parcel at a net density of 19.71 dwelling units per acre. The proposed density is consistent with the anticipated density of 18-20 dwelling units per acre in the Medium Density Residential designation. The project implements General Plan goal of encouraging the development of a broad range of housing types to meet the needs of various age and income groups and is further consistent with its objectives of increasing opportunities for home ownership and removing governmental constraints for housing developments. Moreover, the project satisfies Zoning Code regulations in concert with particular standards established by this specific plan.
- B. The project site is located within the city limits, has a usable site area of less than five acres, and is surrounded by urban uses, including automobile repair, a church, a mobile home park and single-family residences.
- C. The subject site is in a disturbed condition from its historical use as recreational vehicle storage for the adjacent mobile home park and is surrounded by urban uses. There is no record of endangered, rare, or threatened species in the general vicinity. Moreover, staff observed no protected or mitigable wildlife habitat on the subject site or in the general vicinity.
- D. The proposed project generates fewer than 500 average daily trips (ADT) and is consistent with the General Plan. Consequently the project is presumed to have less than significant traffic impacts based on the May 2019 Guidelines for Transportation Impact Studies in the San Diego Region prepared by the San Diego Section of the Institute of Transportation Engineers. All land uses are subject to El Cajon Municipal Code (ECMC) Chapter 17.115 performance standards for noise and air quality and therefore related impacts are avoided through their application to project design and land use operations. Similarly, the proposed project is a Priority Development Project under ECMC Chapter 16.60 and will thus be required to comply with Standard Urban Storm Water Mitigation Plan requirements and all applicable storm water regulations of the aforementioned chapter.
- E. All required utilities and public services are available in the vicinity of the subject site and are expected to adequately serve the project. Service confirmation is further required as a condition of approval prior to issuance of construction permits. Furthermore, the proposed project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines section 15300.2 which might otherwise preclude use of the exemption. Cumulative effects from

successive projects are unlikely occur given that the project is proposes a permitted use that is consistent with residential densities anticipated under the General Plan and its accompanying environmental analysis. The project does not involve any other unusual circumstances that could potentially have a significant effect on the environment. No impacts to scenic highways will occur as Interstate 8 is not designated as a CalTrans scenic highway. The project site is not a hazardous waste site nor is it identified in any list compiled pursuant to Government Code section 65962.5, such as the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board GeoTracker tool. Historic resources will not be impacted as the project site is not included in the City of El Cajon Historic Preservation Inventory and occurs on undeveloped property.

Section 3. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed CEQA exemption for Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 18, 2022 by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN NO. 2022-0002 FOR 29 CONDOMINIUM TOWNHOMES ON THE NORTH SIDE OF MELODY LANE BETWEEN EAST MAIN STREET AND COMET LANE IN THE MEDIUM DENSITY RESIDENTIAL (MR) GENERAL PLAN DESIGNATION AND THE RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SF) ZONE; ASSESSOR PARCEL NUMBER (APN) 489-180-33-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 18, 2022, to consider Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007 for a residential development consisting of 29 condominium townhomes on the north side of Melody Lane between East Main Street and Comet Lane on a vacant portion of the Juniper Trailer Court property; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (*In-fill Development*) of the CEQA Guidelines; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment in the form of verbal and written communications, and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed project will redevelop an existing underutilized site by expanding housing availability and homeownership opportunities while enhancing existing residential neighborhoods with quality residential development. Moreover, the specific plan includes development standards and conditions attached to the specific plan as Exhibit "A" to ensure a compatible residential development with the existing and planned land uses in the vicinity.
- B. The project focuses on a particular portion of the City where special circumstances require a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan is an appropriate entitlement to implement the proposed development given that the limited frontage along Melody Lane is consistent with access constraints warranting its use. The specific plan further facilitates the transition of the subject property into the multiple-family residential land use anticipated in the Medium

Planning Commission Resolution No.

Density Residential General Plan Land Use designation. The project is also consistent with General Plan Goal 5 which seeks to provide a broad range of housing types to meet needs of various age and income groups and provides units required under the Regional Housing Needs Allocation detailed in the Housing Element.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Specific Plan No. 2022-0002.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Specific Plan No. 2022-0002, in accordance with the attached Exhibit "A".

{The remainder of this page intentionally left blank}

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held October 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 2021-0007 FOR A ONE-LOT CONDOMINIUM SUBDIVISION CONSISTING OF 29 RESIDENTIAL TOWNHOMES ON THE NORTH SIDE OF MELODY LANE BETWEEN EAST MAIN STREET AND COMET LANE IN THE MEDIUM DENSITY RESIDENTIAL (MR) GENERAL PLAN DESIGNATION AND THE RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SF) ZONE; ASSESSOR PARCEL NUMBER (APN) 489-180-33-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 18, 2022, to consider Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007 for a residential development consisting of 29 condominium townhomes on the north side of Melody Lane between East Main Street and Comet Lane on a vacant portion of the Juniper Trailer Court property; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (In-fill Development) of the CEQA Guidelines; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of Specific Plan Permit No. 2022-0002 authorizing the development of 29 residential townhomes and associated on- and off-site improvements; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of quality residential development opportunities in the City.
- B. The proposed subdivision map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.
- C. The project site has no habitat value as it is in an urbanized area and bordered on all sides by developed properties. The project site is further in a disturbed

condition resulting from its historical use as recreational vehicle storage. There are no fish or wildlife populations that would be harmed by the residential development of the subject property.

- D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean.
- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Tentative Subdivision Map No. 2021-0007 for a residential condominium subdivision, on the above described property, subject to the following conditions:

1. The applicant shall comply with all applicable requirements of Specific Plan No. 2022-0002, adopted herein by reference as Exhibit "A".
2. Prior to the issuance of building permits or as otherwise determined by the Director of Community Development, the final map for Tentative Subdivision Map No. 2021-0007 shall be recorded and the appropriate number of copies returned to the City.
3. The final map shall be in substantial conformance with the approved Site Plan for Specific Plan No. 2022-0002 and Tentative Subdivision Map No. 2021-0007.
4. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
5. The recordation of the final map shall be in accordance with time limits permitted in Government Code section 66452.6 et sequentia.

{The remainder of this page intentionally left blank}

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary

Melody Lane – Site Photos



Site Aerial



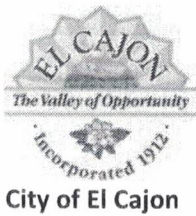
Looking North into the site from Melody Lane



Looking West into the site



Looking West into the site from



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input checked="" type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input checked="" type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input type="checkbox"/> Other: _____	

Project Location

Parcel Number (APN): 489-180-33-00

Address: 1369 E. Main Street, El Cajon, CA 92019

Nearest Intersection: Main Street & Melody Lane

Project Description (or attach separate narrative)

See attached.

Project Screening Questions

Existing use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, please describe: RV parking storage yard
Modification of use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Modification to residential use
New development or addition?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	30 Residential Units
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Age of the structures: Unknown

Demolition or substantial modification proposed to site improvements or structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Removal of 2 onsite structures and clearing of grub.
Tenant improvements proposed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing vegetation or trees on site proposed for removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
Proposed grading?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Proposed quantities of cut and/or fill.

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name:	City Ventures Homebuilding, LLC		
Contact Name:	Karen Alves		
Mailing Address:	3121 Michelson Drive #150, Irvine, CA 92612		
Phone:	949-258-7515	Email:	kalves@cityventures.com
Interest in Property:	<input type="checkbox"/> Own	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Option

Project Representative Information (if different than applicant; consultant information here)

Company Name:			
Contact Name:		License:	
Mailing Address:			
Phone:		Email:	

Property Owner Information (if different than applicant)

Company Name:	C Lake, LLC		
Contact Name:	Edward Matti		
Mailing Address:	1369 East Main Street, El Cajon, CA 92021		
Phone:	619-442-5711	Email:	juniperrypark@yahoo.com

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹: Karen Alves Digitally signed by Karen Alves
Date: 2022.07.08 09:56:08 -0700 Date: 7/8/2022

Property Owner Signature²:  Date: 7/19/2022

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: 7/1/2021

Application Submittal

To submit your application, **it must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: 11/24/2021

Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

City Ventures Communities, LLC 3121 Michelson Dr. #150, Irvine, CA 92612

List the names and address of all persons having any ownership interest in the property involved.

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Emerald Land Grizzly Acquisition I, L.P. 3121 Michelson Dr. #150, Irvine, CA 92612

AEVF CV AIV, LP 3121 Michelson Dr. #150, Irvine, CA 92612


3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes _____ No X _____

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

“Person” is defined as “Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert.” Gov’t Code §82047.

Karen Alves

 Digitally signed by Karen Alves
Date: 2022.08.25 12:27:11 -07'00'

Signature of applicant / date

Karen Alves

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

TENTATIVE SUBDIVISION MAP NO. 2021-0007

FOR CONDOMINIUM PURPOSES

NO SITUS

CITY OF EL CAJON, COUNTY OF SAN DIEGO,

STATE OF CALIFORNIA

SHEET INDEX:

- 1 - TITLE SHEET
- 2 - PRELIMINARY GRADING PLAN
- 3 - FIRE ACCESS PLAN

THE EXISTING EASEMENTS:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO.: 989-30066111-BAM DATED APRIL 20, 2021.

⑦ DENOTES PLOTTED ITEM.

⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES WITH RIGHT OF INGRESS AND EGRESS RECORDING
DATE: OCTOBER 27, 1948
RECORDING NO: 107622 IN BOOK 2998, PAGE 134 OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
(TO BE REMOVED)

VESTED OWNER:

C LAKE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL CAJON IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 4 IN BLOCK 13 OF THE RESURVEY AND PLAT OF TRACT NO. 1, BEING IN THE SOUTHWEST PORTION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP BY O.N. SANFORD NO. 355, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 24, 1885, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE ALONG THE EASTERLY LINE OF LOT 4, NORTH 0° 01' 10" WEST 462.69 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO FRED BERNHARDT, RECORDED JULY 12, 1946 IN BOOK 2170, PAGE 405 OF OFFICIAL RECORDS;

THENCE NORTH 89° 54' 06" WEST ALONG THE SOUTHERLY LINE OF SAID BERNHARDT'S LAND, 213.87 FEET TO A POINT IN THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN DEED TO ARTHUR N. BURCH RECORDED MARCH 8, 1948 IN BOOK 2701, PAGE 463 OF OFFICIAL RECORDS;

THENCE SOUTH 0° 01' 10" EAST ALONG THE EASTERLY LINE OF SAID BURCH'S LAND 462.69 FEET TO THE SOUTH LINE OF SAID LOT 4;

THENCE ALONG SAID SOUTH LINE SOUTH 89° 54' 06" EAST 213.87 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 30.00 FEET OF SAID LOT 4;

THENCE NORTH 0° 01' 10" WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 432.69 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO FRED BERNHARDT RECORDED JULY 12, 1946 IN BOOK 2170, PAGE 405 OF OFFICIAL RECORDS;

THENCE NORTH 89° 54' 06" WEST ALONG THE SOUTHERLY LINE OF SAID LAND 183.87 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO FLOYD R. WATKINS ET UX, BY DEED DATED DECEMBER 6, 1957 AND RECORDED IN BOOK 6598 PAGE 108 OF OFFICIAL RECORDS;

THENCE SOUTH 0° 01' 10" EAST ALONG THE EASTERLY LINE OF SAID LAND 432.69 FEET TO THE NORTHERLY LINE OF THE SOUTH 30.00 FEET OF SAID LOT 4, BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 54' EAST ALONG SAID NORTHERLY LINE 153.87 FEET;

THENCE NORTH 0° 01' 10" WEST 100.00 FEET;

THENCE SOUTH 89° 54' WEST 153.8 FEET TO THE WESTERLY LINE OF SAID PROPERTY;

THENCE 0° 01' 10" EAST ALONG SAID WESTERLY LINE 100.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE SOUTHERLY 30.00 FEET OF SAID LOT 4.

ALSO EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

APN: 489-180-33-00

SITE ADDRESS:

NO SITUS

MAPPING SUMMARY:

GROSS AREA: 1.474 AC
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 29

ZONING:

EXISTING: RM-2200
RESIDENTIAL, MULTI-FAMILY

UTILITY PURVEYORS & SERVICES:

WATER: (HELIIX DISTRICT) (619) 466-0585
SEWER: (CITY OF EL CAJON) (619) 441-1653
GAS & ELECTRIC: (SDG&E) (619) 441-3856
TELEPHONE (AT&T) (760) 489-3189
CABLE: (COX CABLE T.V.) (619) 263-9251
TRASH/REFUSE: (EDCO) (619) 287-7555

NOTES:

TENTATIVE SUBDIVISION MAP IS FOR A COMMON INTEREST SUBDIVISION OF 29 CONDOMINIUM TOWNHOMES.

ABBREVIATIONS:

AVE. AVENUE
CL CENTERLINE
COR CORNER
DR. DRIVE
DW DOMESTIC WATER
E EAST
EX. EXISTING
FF FINISHED FLOOR
FG FINISHED GRADE
FH FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
GB GRADE BRAKE
LN LANE
MWS MODULAR WETLANDS SYSTEM
N NORTH
NE NORTH EAST
NW NORTH WEST
P PROPERTY LINE
PROP. PROPOSED
PVC POLYVINYL CHLORIDE
R/W RIGHT OF WAY
S SOUTH
SE SOUTH EAST
SS SANITARY SEWER
ST. STREET
SW SOUTH WEST
TC TOP OF CURB
TYP TYPICAL
W WEST

SYMBOLS:

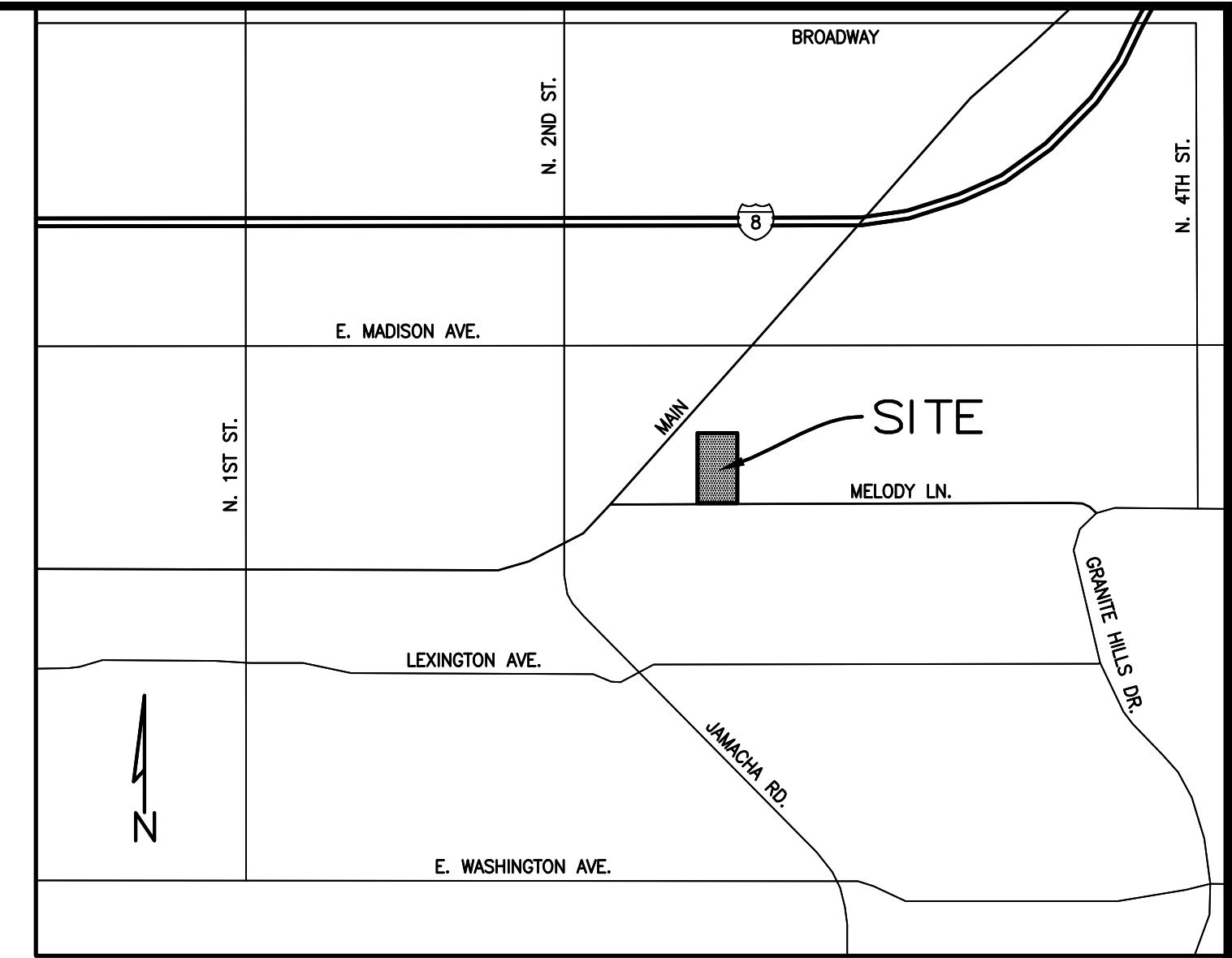
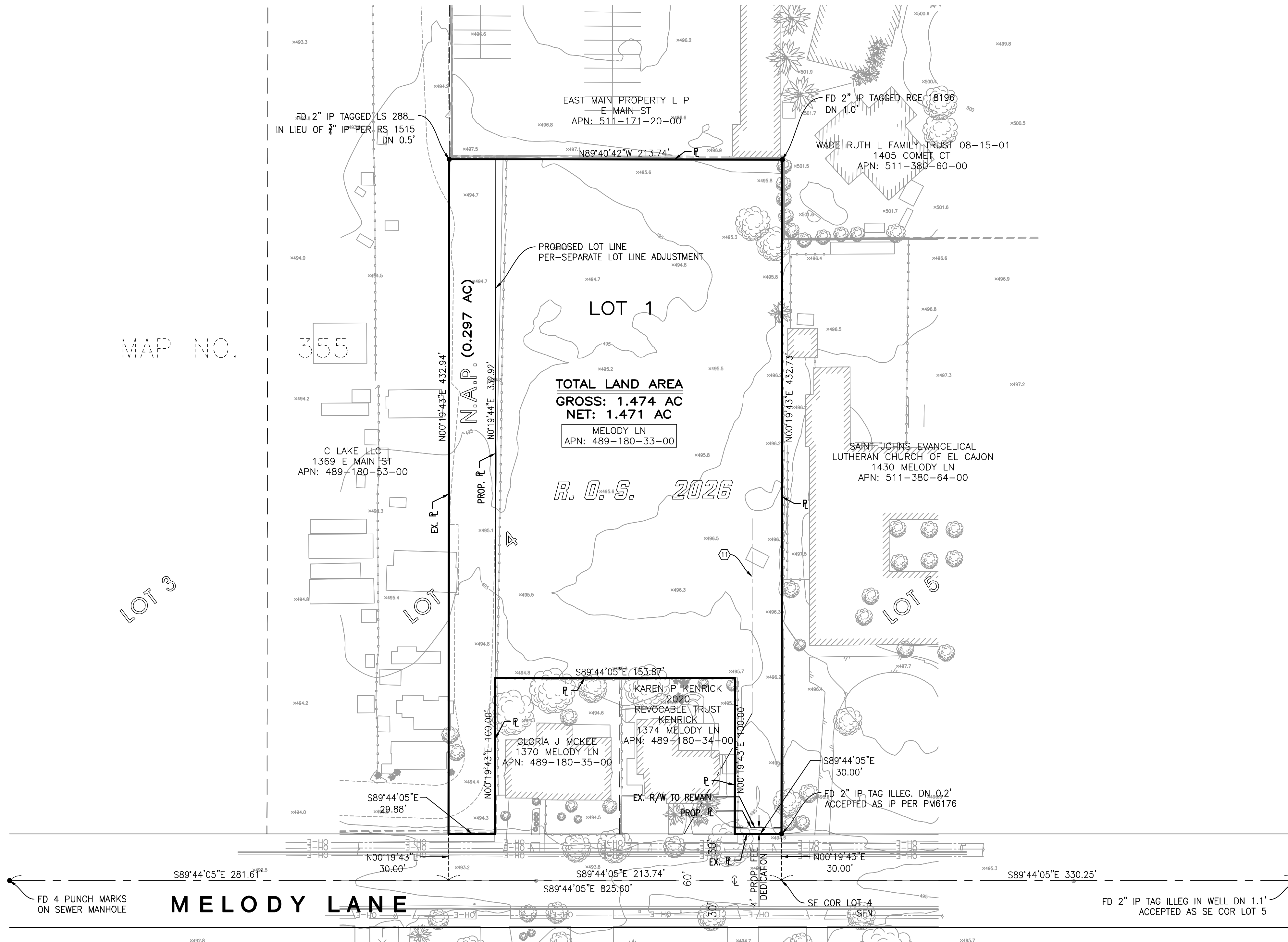
○ BO BLOW-OFF VALVE
□ DI DRAIN INLET
⊕ FH FIRE HYDRANT
⊕ H HANDICAP
⊕ LS LIGHT STANDARD
⊕ SM STORM DRAIN MANHOLE
⊕ SS SANITARY SEWER MANHOLE
⊕ SP SIGN POST
⊕ GM GAS METER
⊕ WM WATER METER
⊕ V UTILITY VALVE
⊕ P UTILITY/POWER POLE
== BLOCK/RETAINING SCREEN WALL
== BLOCK/RETAINING LOW WALL
== PLANTER/DECORATIVE WALL
--- OVERHEAD WIRE
--- EDGE OF ASPHALT PAVEMENT
--- WOOD/WROUGHT IRON FENCE
--- CHAIN LINK FENCE
--- DIRECTION OF FLOW
--- MINOR CONTOUR (1' INTERVAL)
--- MAJOR CONTOUR (5' INTERVAL)
x91.5 SPOT ELEVATION

EARTHWORK QUANTITIES:

RAW CUT: 615 CY
RAW FILL: 705 CY
NET FILL: 90 CY
NOTE: QUANTITY DOES NOT INCLUDE UTILITY AND FOUNDATIONS SPOILS.

MAP NO. 355

LOT 3

VICINITY MAP
N.T.S.**VESTED OWNER:**

C LAKE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
1369 EAST MAIN STREET
EL CAJON, CA 92021
(619) 442-5711
CONTACT: EDWARD MATTI

SIGNATURE

DATE

SUBDIVIDER:

CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CALIFORNIA 92618
(949) 258-7555
CONTACT: KAREN ALVES

ENGINEER:

C&V CONSULTING, INC.
9630 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949) 916-3800
CONTACT: KAREN ALVES

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI 2010.00 EPOCH IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819; SAID BEARING BEING NORTH 18°41'37" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER STATIONS "P473" AND "JAST".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.999979 WAS USED FOR THIS PROJECT AT NORTHING 1870632.249; EASTING 6352251.728. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

EL CAJON BENCHMARK NO. 115
ELEV: 496.942' (NAVD 88)
DESCRIBED AS: STD BM T/C E END CB RET NE COR COMET & MELODY LANE

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06073C1666G, EFFECTIVE MAY 15, 2012.

PARKING SPACE COUNT:

NO DESIGNATED PARKING STALLS WERE OBSERVED ON SITE.

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON 10/12/21, WITH SUPPLEMENTAL FIELD TOPOGRAPHY COLLECTED ON 10/18/21. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

SURVEYOR'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY, ME OR UNDER MY SUPERVISION ON AUGUST 24, 2022.

DRAFT

DANE P. MCDOUGALL, L.S. 9297
DMCDOUGALL@CVC-INC.NET



CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: _____	
ASSESSOR PARCEL NO(S): _____	
REQUEST: _____	
PC RESOLUTION No. _____ APPROVED BY: _____	
CC RESOLUTION No. _____	
ORDINANCE No. _____ DATE: _____	

CITY OF EL CAJON
DEPARTMENT OF PUBLIC WORKS

TENTATIVE SUBDIVISION MAP NO. (2021-0007)

EL CAJON 2
1369 E. MAIN STREET
TITLE SHEET

PROJECT NO.
CVEN-159

SHEET
1
OF
3

PREPARED FOR:

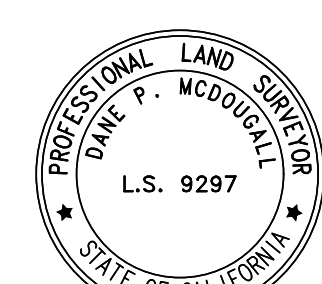


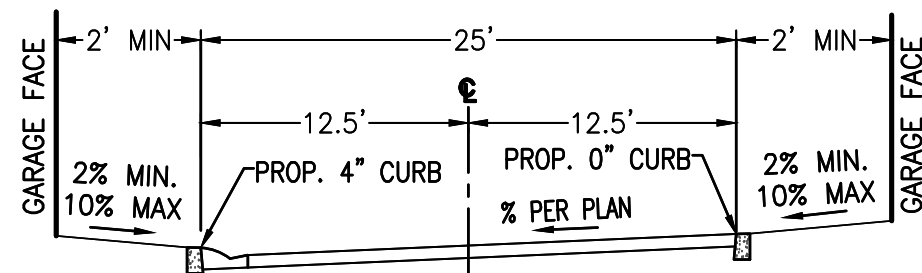
CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92660
(949) 258-7555

PREPARED BY:

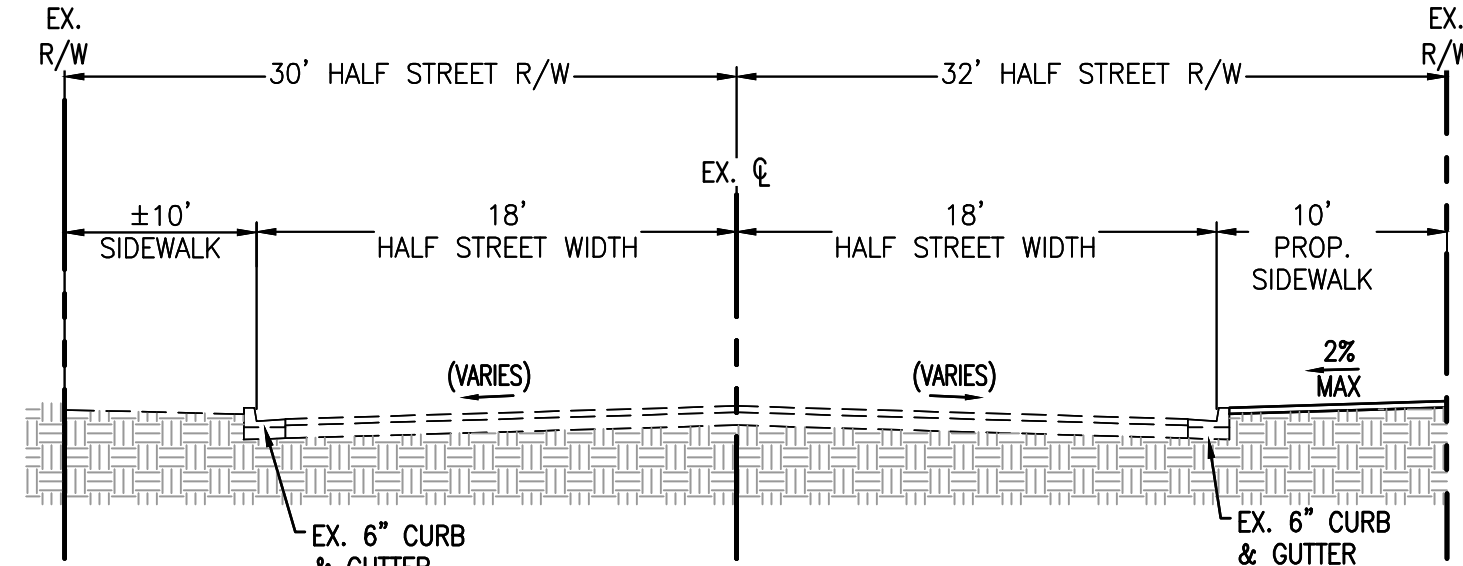


9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

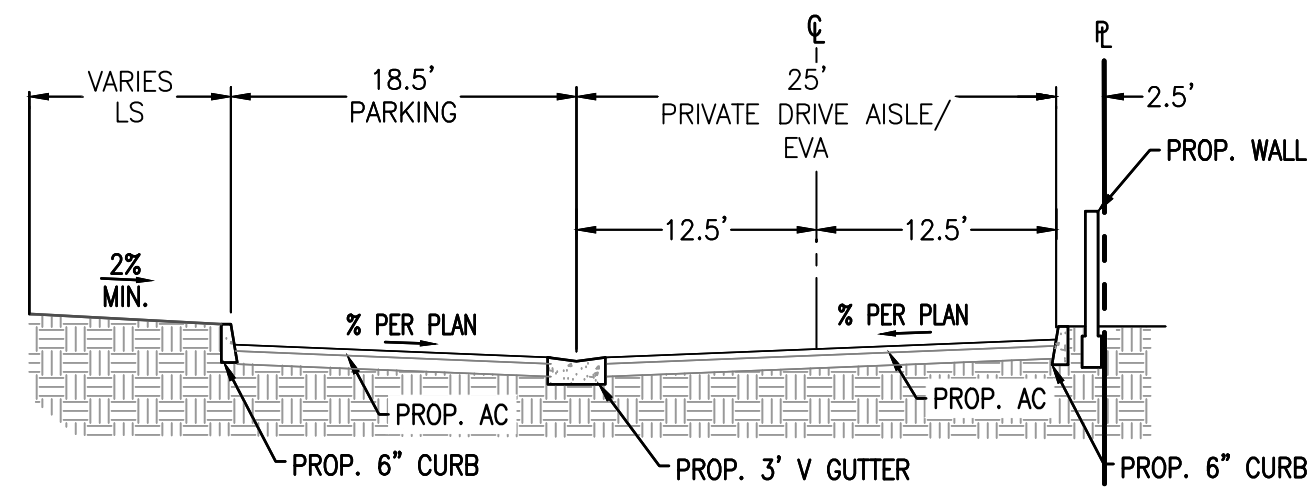




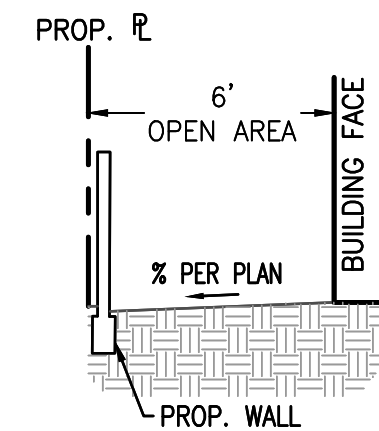
SECTION A-A
25' INTERIOR STREET
COURT (PRIVATE)
NOT TO SCALE



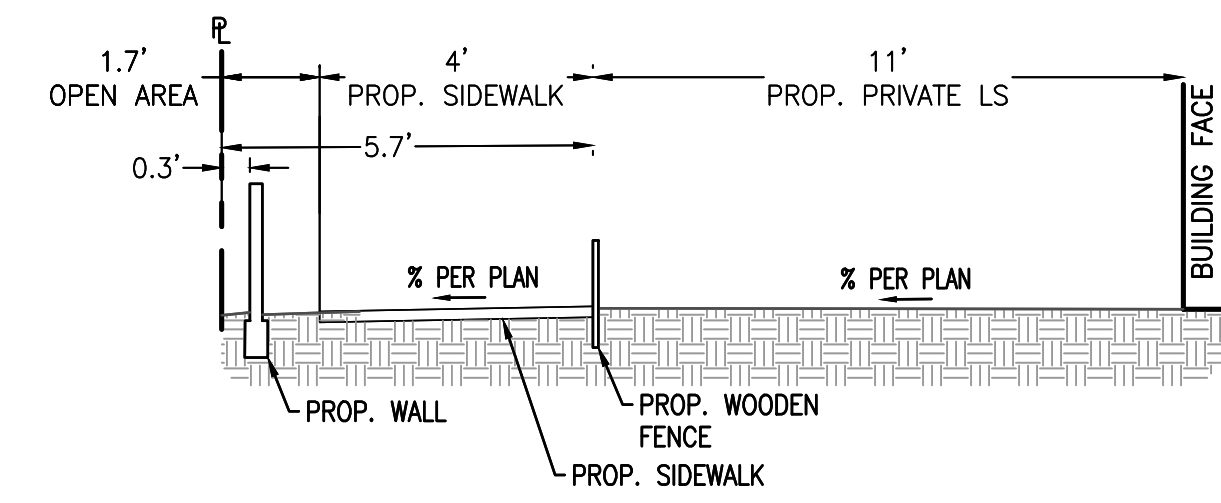
SECTION B-B
60' PUBLIC STREET
SOUTH PL.
NOT TO SCALE



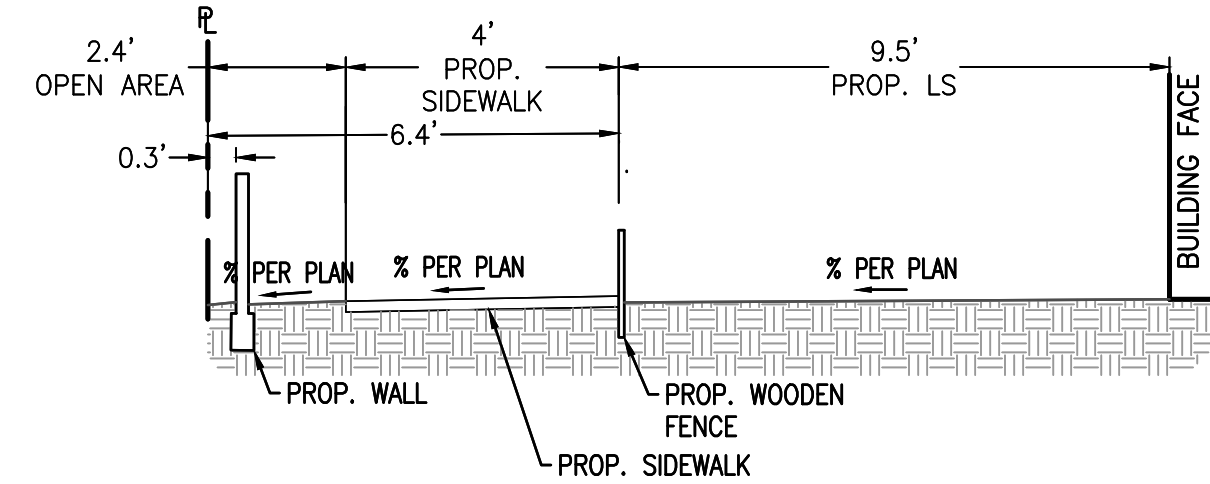
SECTION C-C
25' PRIVATE STREET
NOT TO SCALE



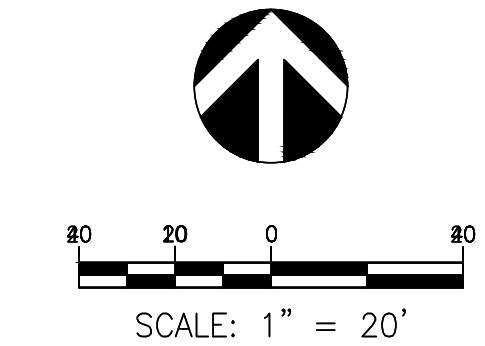
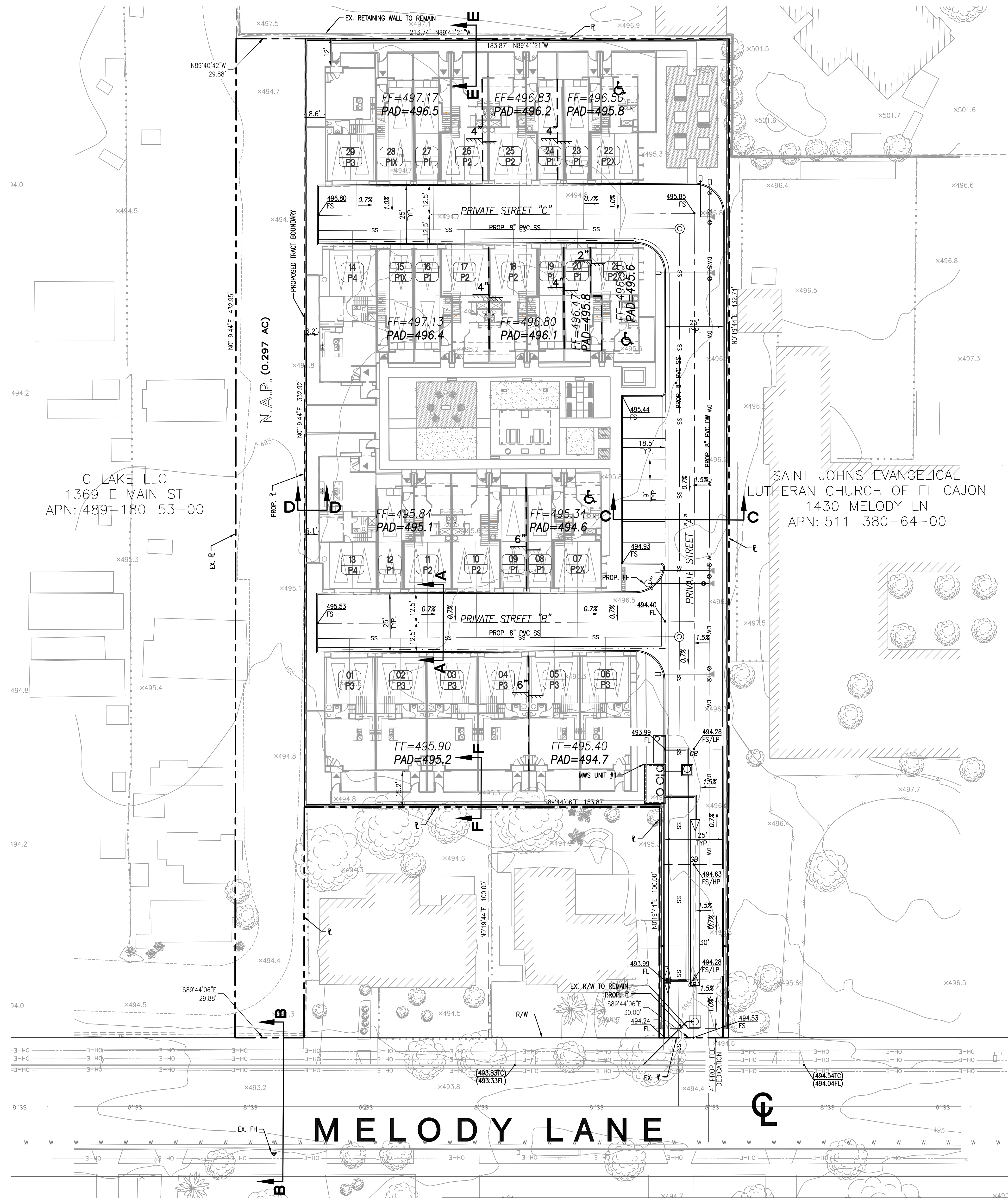
SECTION D-D
WESTERN PL.
NOT TO SCALE



SECTION E-E
NORTHERN PL.
NOT TO SCALE



SECTION F-F
SOUTHERN PL.
NOT TO SCALE



CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: _____	
ASSESSOR PARCEL NO(S): _____	
REQUEST: _____	
PC RESOLUTION No. _____	APPROVED BY: _____
CC RESOLUTION No. _____	_____
ORDINANCE No. _____	DATE: _____
CITY OF EL CAJON DEPARTMENT OF PUBLIC WORKS	
TENTATIVE SUBDIVISION MAP NO. (2021-0007)	
EL CAJON 2 1369 E. MAIN STREET PRELIMINARY GRADING PLAN	
PROJECT NO. CVEN-159	SHEET 2 OF 3

PREPARED FOR:

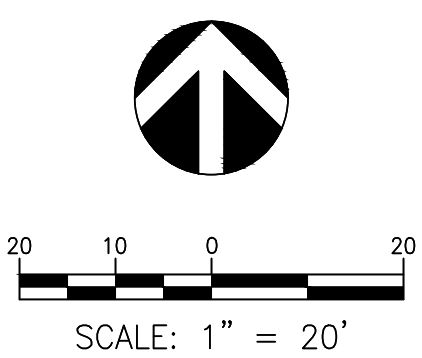
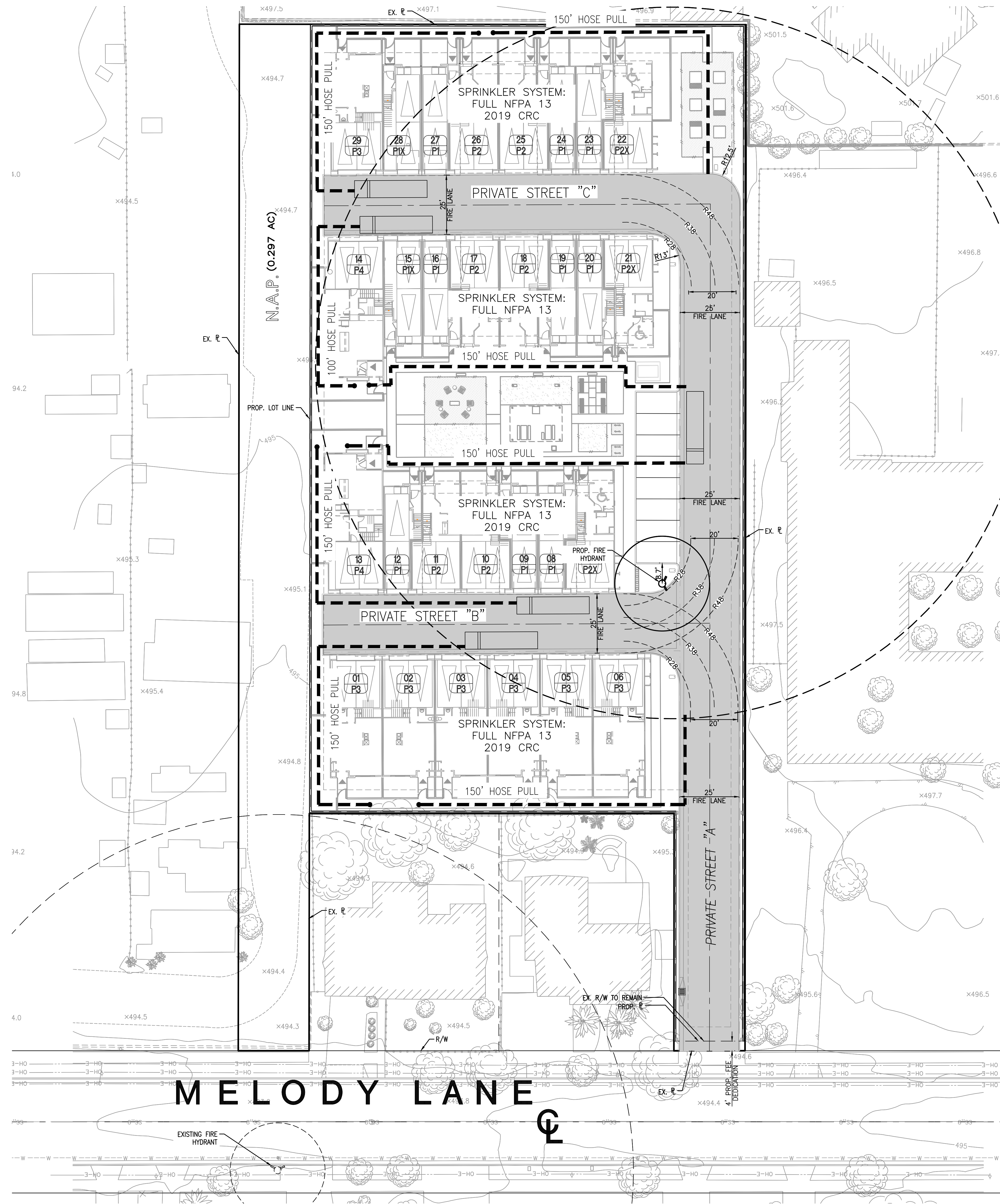
CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92660
(949) 258-7555

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
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PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA
L.S. 9297



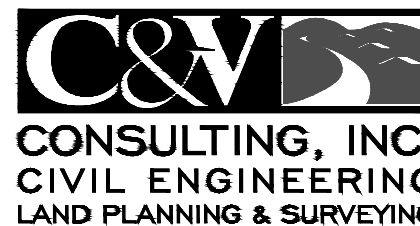
CITY OF EL CAJON	
PERMIT NO. _____	
APPLICANT: _____	
ASSESSOR PARCEL NO(S): _____	
REQUEST: _____	
PC RESOLUTION No. _____	APPROVED BY: _____
CC RESOLUTION No. _____	_____
ORDINANCE No. _____	DATE: _____

PREPARED FOR:



CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92618
(949) 258-7555

PREPARED BY:



9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
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WWW.CVC-INC.NET



CITY OF EL CAJON
DEPARTMENT OF PUBLIC WORKS

TENTATIVE SUBDIVISION MAP NO. (2021-0007)

EL CAJON 2

1369 E. MAIN STREET

PRELIMINARY FIRE ACCESS & HYDRANT LOCATION

PROJECT NO.
CVEN-159

SHEET
3
OF
3

Melody Lane Townhomes Specific Plan
Specific Plan No. SP-2022-0002
City Council Resolution No. _____

MELODY LANE TOWNHOMES SPECIFIC PLAN

Section 1. Purpose and Intent.

The goal of the Melody Lane Townhomes Specific Plan is to identify appropriate land uses, program quality development and architectural standards, indicate the development approval process, and provide for amendment procedures for the comprehensive development of the specific plan area. The specific plan implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses.

Section 2. Specific Plan Area.

The property is located to the north of Melody Lane between Comet Lane and Main Street. It consists of approximately 1.47 acres according to the Specific Plan Architectural Drawings attached hereto and marked Exhibit A.1, being a portion of tax parcel identified as APN 489-180-33-00.

Section 3. Authority and Scope.

This specific plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code* ("ECMC"), which establishes specific plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, sections 65450 through 65457.

This specific plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The development and design standards, and permitted uses contained within this specific plan supersede the previous land use and development regulations contained within the *ECMC* for the subject site. Where the specific plan is silent, the regulations of the *ECMC* are applicable.

Section 4. CEQA.

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria for a Class 32 exemption apply: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would

not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

Section 5. Amendments to this specific plan.

Specific plan amendments shall be made through the provisions found in the *ECMC*; specifically, Chapters 17.57, 17.63 and 17.70. The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the operation of the approved uses, repeal this specific plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved uses continue to be compatible with surrounding properties and continue to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

Section 6. Appeal.

Any decision by the Director of Community Development, or designee, may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of *ECMC* Chapter 17.30. The Director of Community Development, or designee shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

Section 7. Severability.

If any section, subsection, sentence, clause or phrase of this resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted the specific plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 8. Permitted Uses.

- a) 29 attached multi-family townhome residences.
- b) Common area facilities, including courtyard, landscaping, driveways, and parking areas.
- c) Accessory uses authorized in Multi-Family Residential zones by *ECMC* Title 17 and consistent with this specific plan.

Section 9. Development Standards.

9.1 Site Plan

- a) The site design authorized by this specific plan allows for 29 attached single family homes, a common driveway, a common courtyard and amenities, 7 common visitor parking stalls, hardscape and walkways, landscaping, fencing, and walls as indicated on the site plan shown in attached Exhibit A.1.
- b) Improvements, refinements, or modifications to the approved site plan may be approved by minor amendment or substantial conformance review in accordance with *ECMC* Chapters 17.57 and 17.63 respectively.

9.2 Elevations, Architecture, and Identification

- a) The attached building elevations and color and materials shown in attached Exhibit A.1 and Exhibit A.2 set the basic design framework for the future residential development. As with all projects, the City Council expects building design to be high quality. Any modifications to the elevations in this specific plan must be in concert with the City Council vision for the City of El Cajon.
- b) Rooftop mechanical equipment shall be screened from public view by a parapet wall or decorative equipment screen that shall complement the theme of the building.
- c) Signs authorized in Multi-Family Residential zones may be permitted in accordance with *ECMC* Chapter 17.190 without a formal amendment of this specific plan. A sign permit and building permit shall be required as applicable.
- d) Improvements, refinements, or modifications to the approved elevations and identification may be approved by minor amendment or substantial conformance review in accordance with *ECMC* Chapters 17.57 and 17.63 respectively.

9.3 Post Construction, Additions and Exterior Renovations

Alterations to completed structures approved pursuant to this Specific Plan shall be eligible Substantial Conformance Review, Minor Amendment, or formal Amendment in accordance with Planning Division Policies A-17 and A-18, as

amended, on file in the Community Development Department. Proposed exterior improvements shall be subject to architectural guidelines governing multi-family structures in effect at the time of application.

9.4 Circulation and Parking

Parking areas, circulation and driveway locations are shown on the specific plan site plan (Exhibit A.1). There shall be no changes to the number of parking spaces, circulation design, and driveway locations unless approved through amendment provisions contained in the ECMC.

9.5 Lighting

All lighting fixtures shall be designed, shielded from neighboring properties. Moreover, the submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme and comply with applicable building codes.

9.6 Building Height

- a) The maximum approved building height is 35 feet.
- b) Rooftop equipment screens and architectural projections may exceed the maximum building height as provided in ECMC section 17.130.115.

9.7 Setbacks, Lot Coverage, Etc.

All development standards not specifically mentioned in Section 9, are as indicated on Exhibits A.1 and A.2 attached to this Specific Plan.

Section 10. Conditions of Approval.

10.1 Tentative Map Requirements

A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the El Cajon Municipal Code ("*ECMC*") and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the *ECMC*.

10.2 Public Improvements

- a) Prior to the recordation of Final Map:
 - i. Dedicate or provide an additional four (4)-feet of public street right-of-way along Melody Lane, as necessary, to provide an ultimate right-of-way width of 34 -feet from centerline along Melody Lane.
 - ii. The driveway on Melody Lane shall be in accordance with San Diego Regional Standard Drawings G- 14B. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 20'/26' curb cut. Repair all damaged concrete curb and gutter and sidewalk pursuant to City Standards. Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Regional Standard Drawings (SDRSD) G-15 and G-16.
 - iii. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the *ECMC*. The proposed sewer and water laterals serving the parcel shall be private. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits or as in compliance with applicable statutes.
 - iv. The eight (8)-inch private sewer main connection to the public sewer main in Melody Lane shall be pursuant to San Diego Regional Standard Drawings SM-02, five (5)-foot sewer manhole.
 - v. Stub any new underground utility services out at the property line.
 - vi. An Encroachment Permit is required prior to any work within the public right-of-way.

10.3 Additional Requirements

- a) Process a Lot Line Adjustment prior to recordation of the Map.
- b) Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.

- c) Submit a County Tax Certificate valid at the time of map recordation.
- d) Set survey monuments and guarantee setting of any deferred monuments.
- e) Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
- f) Submit signature omission letters from all public easement holders who do not have a signature block on the map.
- g) The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.

10.4 Storm Water Requirements and Conditions

In accordance with *ECMC* section 16.60, this project falls into a Priority Development Project ("PDP") category and is subject to the Standard Urban Storm Water Mitigation Plan ("SUSMP") requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan ("SWMitP") needs to be prepared by a Registered Civil Engineer in the State of California. A Storm Water Conceptual Plan must be submitted to the Storm Water Division (Conceptual SWMitP and SWMitP Templates are available on City Website).

<https://www.elcajon.gov/i-want-to/view/documents-forms-library/-folder-137>

10.5 Engineering Requirements

- a) Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California with adequate test borings.
- b) Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. The Erosion Control Plan ("ECP") shall be in compliance with the City's 2015 Jurisdictional Runoff Management Plan ("JRMP"). Please refer to the JRMP for additional information:

<https://www.elcajon.gov/home/showpublisheddocument/4644/635938328735000000>

10.6 Fire

Fire Sprinkler Systems shall be a deferred submittal.

10.7 Planning

- a) All other land use entitlements benefitting the portion of the property identified for multiple-family housing as shown in Exhibit "A.1" shall be null and void upon adoption of this Specific Plan.
- b) The applicant shall comply with all conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled Exhibit "A.4" as applicable.
- c) All public and private improvements must be constructed or guaranteed prior to Final Map. The private improvements consist of all common improvements including street improvements, common lighting, common landscaping or amenities, the project boundary wall and fencing, and storm water infrastructure. The guarantee must include private and public improvement agreements and bonds. If the project is phased, a phasing plan must be submitted and approved prior to the issuance of building permits. The phasing plan must identify each phase and the corresponding public and private improvements that will be completed prior to any permit finals with each phase.
- d) Prior to final Map, submit one electronic copy of the draft Covenants, Conditions and Restrictions ("CC&Rs") for approval by Planning, Storm Water, and the City Attorney. Prior to the issuance of the first Certificate of Occupancy, A Homeowner's Association ("HOA") must be established and the CC&Rs recorded. A final approved set of CC&Rs must be submitted with the Final Map documents and recorded by the Title Company. The CC&Rs shall include the maintenance of the building exteriors, private streets, sidewalks, driveways, common lighting, common fencing and walls, storm water facilities, and common landscaping, and shall contain the following language (with subsections, subdivision, and paragraphs designated appropriately):
 - i. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans.
 - ii. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or

fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law.

- iii. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
 - a. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
 - b. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
 - c. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project.
- iv. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City.
- v. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved Specific Plan No. SP-2022-0002 site plan. No parking is permitted along private driveways or required Fire lanes.
- vi. Garage parking spaces at each unit shall be maintained and available for parking.
- e) All common facilities or amenities shall be held in common and maintained by the HOA. All areas with the exception of the exclusive-use private yards will need to be maintained by the HOA. The Final Map shall indicate all HOA ownership and maintenance areas.
- f) Prior to final Map, or in conformance with *ECMC* section 16.16.040, install the street tree in the Melody Lane parkway as shown in the concept landscape plans

in Specific Plan Exhibit A.1. The street tree shall be from the approved street tree list and shall be provided with root barrier and permanent private irrigation. Street trees proposed in sight triangles shall have a minimum crown height of 8 feet above grade.

- g) Prior to the issuance of any building permit for any project governed by this Specific Plan, the applicant shall submit and obtain approval of a revised digital copy of the Site Plan from Exhibit A.1 which reflects the following specific notes and changes:
 - i. The revised site plan shall include the standard City of El Cajon planning title block.
 - ii. The revised site plan shall show the required street dedication and identify the “pocket park”.
 - iii. The revised site plan shall reflect applicable comments and include all of the required notes from the Storm Water requirements in Section 10.4.
- h) Prior to the issuance of building permits for any project governed by this Specific Plan, or as otherwise determined by the Director of Community Development, or their designee, the applicant shall complete the following:
 - i. Record the Final Map.
 - ii. Comply with Part 77 notification to the Federal Aviation Administration (“FAA”) for Gillespie Field. Provide a no hazard to air navigation determination from the FAA or complete self-certification.
 - iii. Submit a lighting plan in accordance with *ECMC* Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
 - iv. Obtain approval of a Landscape Documentation Package (“LDP”) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.
 - v. The site plan and building permit plans shall be consistent with the approved plans and elevations. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.
 - vi. Prior to issuance of a building permit, a qualified noise specialist shall complete an interior noise analysis for the dwelling units adjacent to the

commercial use along the northerly property line subject to the approval of the City's Building Inspection Department. This interior noise analysis must identify the sound transmission loss requirements for building façade elements (windows, walls, doors, and exterior wall assemblies) necessary to limit interior noise to 45 dB in habitable residential rooms. Upgraded windows and/or doors with Sound Transmission Class ("STC") ratings of 35 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets California Building Code requirements.

- vii. Comply with the comments from the Helix Water District attached to this Specific Plan as Exhibit "A.3" and dated 09-21-2022
 - viii. Submit and receive approval of a phasing plan if the project is to be phased and provide engineering cost estimates and enter into improvement agreements as applicable.
 - ix. Identify the project boundary wall on building plans. Construct a six-foot high masonry wall along the property lines and include a two-foot screening extension atop the wall where the property line abuts adjacent commercial uses. The wall height shall be reduced to 42 inches within the exterior ten-feet of the property and shall not create a sight distance hazard.
 - x. Execute, on its own behalf and on behalf of the Homeowners Association, an indemnification and hold harmless agreement in favor of the City, and its officials, employees, and agents, in a form approved by the City Attorney.
- i) Prior to the granting of occupancy or as otherwise determined by the Director of Community Development, or their designee, all on-site improvements shall be completed or guaranteed in accordance with the approved specific plan site plans and building permits. In addition, the following items shall be completed and/or inspected:
- i. Pass a planning inspection verifying completion of all private improvements as identified in the plans.
 - ii. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
 - iii. Satisfy all requirements contained in this resolution of approval.
- j) Satisfy all requirements of all pertinent City departments and divisions, including the Public Works Department, Building Division, Fire Safety Division, and utilities including Helix Water District and San Diego Gas and Electric as applicable.

Section 11. Performance Standards.

- a) Refuse bins shall not be permitted to obstruct private driveways and/or required fire lines. With the exception of collection day, refuse bins shall be kept in residential garages as shown in the Specific Plan.
- b) All project features, including but not limited to building exteriors, common facilities, and landscape areas, shall be properly maintained in good condition by the homeowner's association.
- c) All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat, litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by the Planning Division, all plant materials that have died or have failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved. Landscape maintenance shall include regular inspection, adjustment, and repair of the irrigation system, including making seasonal changes to the irrigation controller.
- d) All uses under this specific plan shall be operated in a manner that complies at all times with the performance standards listed in Section 17.115.130 of the *ECMC*.

Section 12. Applicability.

Where this specific plan is silent in terms of the use and development standards for each site, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this specific plan and the *ECMC*, this specific plan shall prevail.

Section 13. Attachments.

- Exhibit A.1 – Specific Plan Architectural Drawings
- Exhibit A.2 – Specific Plan Color and Materials Board
- Exhibit A.3 - Helix Water District letter dated 09-21-2022
- Exhibit A.4 – Standard Conditions of Development

MELODY LANE

S P E C I F I C P L A N

E L C A J O N , C A L I F O R N I A

DEVELOPER INFORMATION

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ARCHITECTURE
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SAN CLEMENTE, CA 92672
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IRVINE, CA 92618
CONTACT: DANE MCDUGALL
PHONE: (949) 916-3800
EMAIL: DMCDUGALL@CVC-INC.NET

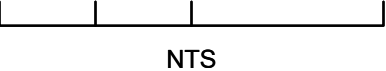


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COVER

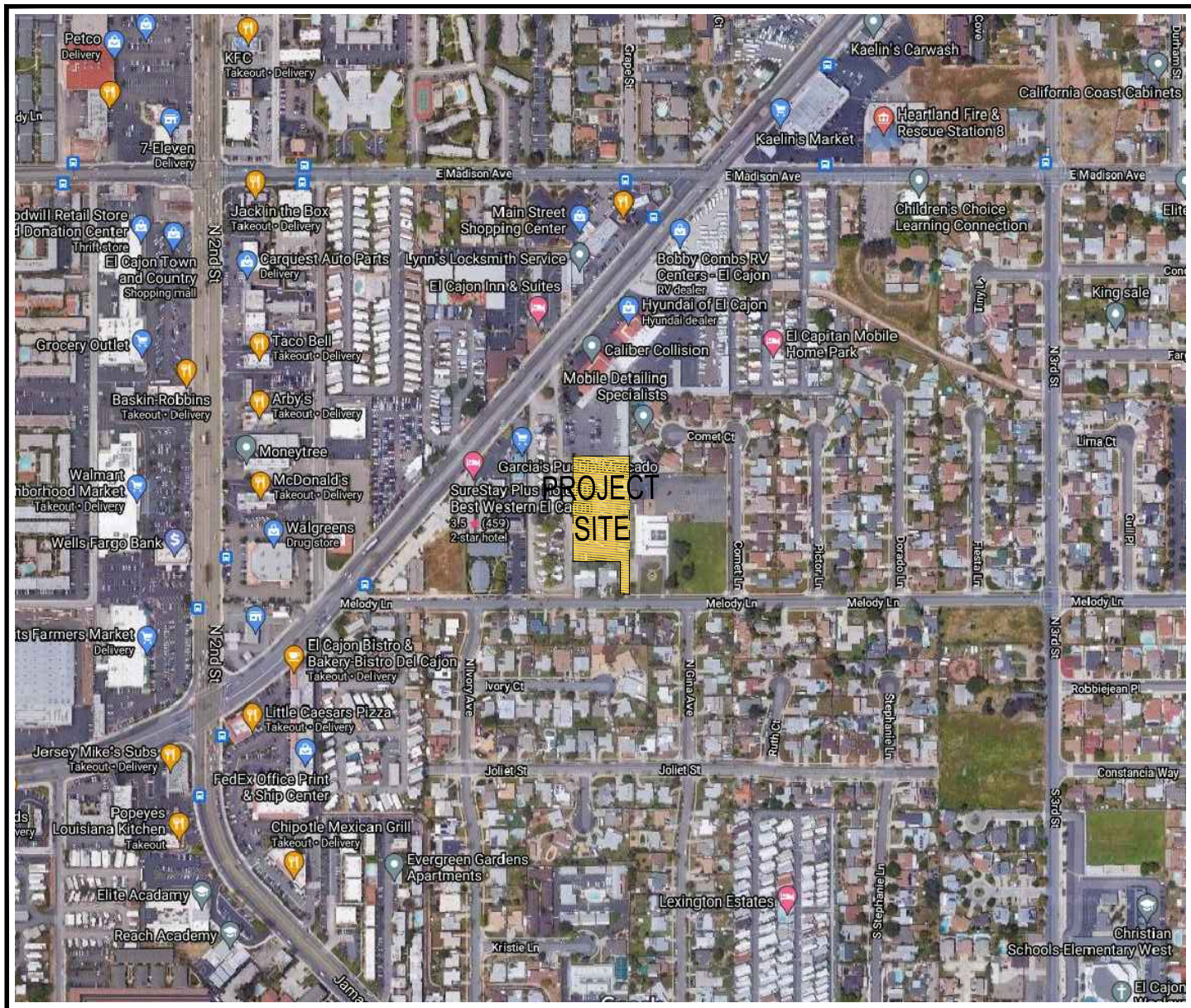
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SHEET INDEX

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COMMUNITY CONTEXT



SITE SUMMARY

APN:		489-180-33-00		
STREET ADDRESS:		OCCUPANCY:	R-2	
COUNTY:	SAN DIEGO	TYPE OF CONSTRUCTION:	V-B	
SPECIFIC PLAN:	YES	SPRINKLER SYSTEM:	FULL NFPA 13	
EXISTING ZONING:	RM-2200	NUMBER OF STORIES:	2 & 3	
EXISTING LAND USE:	RESIDENTIAL, MULTI-FAMILY, 2,200SF		BUILDING HEIGHT:	35' MAX
LOT AREA (GROSS):	1.474 AC	64,207 SF		
LOT AREA (NET):	1.471 AC	64,077 SF	SETBACKS:	
DENSITY (GROSS):	19.67 DU/AC	FRONT 10'		
DENSITY (NET):	19.71 DU/AC			
NUMBER OF HOMES:	29 UNITS	REAR 12'		
		SIDE 6' (INTERIOR)		
PROPOSED LOT COVERAGE (NET):		69.5%		
PROPOSED LANDSCAPE AREA		18,110 SF		

UNIT SUMMARY

TOWNHOMES										
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	GROSS/ UNIT	TOTAL GROSS	NET/ UNIT	TOTAL NET	GARAGE	PRIVATE OPEN SPACE 2ND FLR DECKS/ PORCH ONLY	TOTAL PRIVATE OPEN SPACE 2ND FLR DECKS/ PORCH ONLY
PLAN 1	3 BEDS/ 3 BATHS	11 UNITS	38%	1,426 SF	15,686 SF	1,363 SF	14,993 SF	534 SF	63 SF	693 SF
PLAN 2	4 BEDS/ 4 BATHS	9 UNITS	31%	1,713 SF	15,417 SF	1,610 SF	14,490 SF	491 SF	75 SF	675 SF
PLAN 3	3 BEDS + LOFT/ 2.5 BATHS	7 UNITS	24%	1,688 SF	11,816 SF	1,602 SF	11,214 SF	497 SF	0 SF	0 SF
PLAN 4	3 BEDS + DEN + LOFT / 3 BATHS	2 UNITS	7%	2,126 SF	4,252 SF	2,013 SF	4,026 SF	497 SF	50 SF	100 SF
TOTAL		29 UNITS	100%		47,171 SF		44,723 SF			1,468 SF
*10% ACCESSIBLE UNITS :		3 UNITS								

BUILDING SUMMARY

BLDG #	DESCRIPTION	GROSS SF	NET SF	
BLDG 1	6-PLEX	10,128 SF	9,612 SF	
BLDG 2	7-PLEX	11,543 SF	10,932 SF	
BLDG 3	8-PLEX	12,969 SF	12,295 SF	
BLDG 4	8-PLEX	12,531 SF	11,884 SF	
TOTAL BUILDING SF		47,171 SF	44,723 SF	

OPEN SPACE SUMMARY

PROVIDED OPEN SPACE		
COMMON	12,210 SF	421 SF/ UNIT
PRIVATE	5,900 SF	203 SF/UNIT
(GROUND FLR PATIOS + PORCHES + DECKS)		
TOTAL	18,110 SF	

PARKING SUMMARY

PROVIDED PARKING				
TOWNHOMES (GARAGE SPACES)	29 UNITS	x	2 SPACES /DU	= 58 SPACES
			GUEST	= 7 SPACES
TOTAL PARKING PROVIDED				65 SPACES
*1 ADA STALL INCLUDED				2.25 SPACES/ UNIT
PROVIDED BICYCLE				
OUTDOOR BICYCLE RACK SPACES				8 SPACES (4 RACKS)
* BICYCLE HANGERS IN GARAGES PROVIDED				

NOTE: FIRE ALARM AND UNDERGROUND FIRE SERVICE AS DEFERRED SUBMITTALS.



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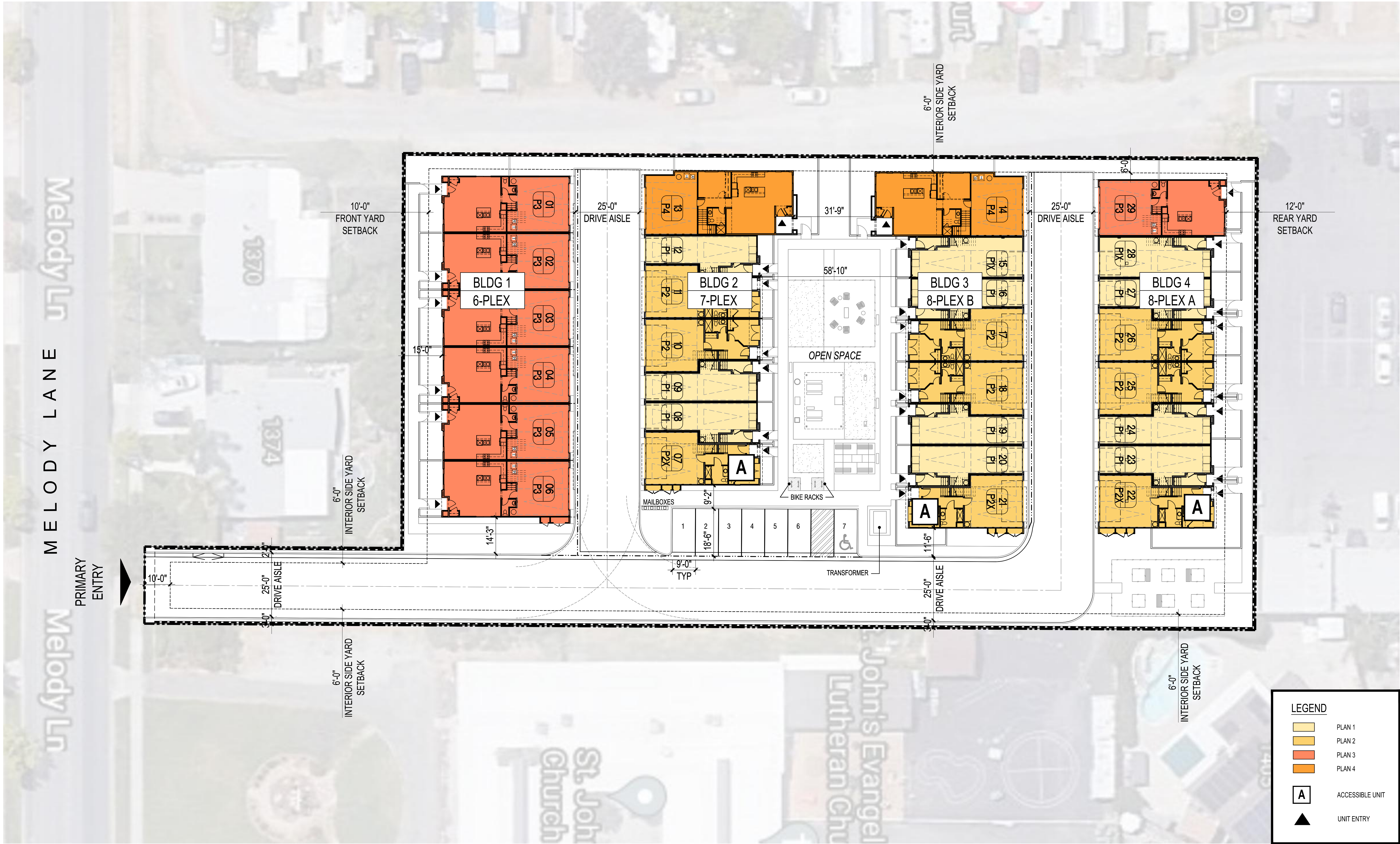
CITY VENTURES
3121 Michelson Drive, Suite 150
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MELODY LANE, SPECIFIC PLAN
EL CAJON, CA # 210694

Plot Date: 08-25-2022
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SHEET INDEX + PROJECT SUMMARY

A0.10



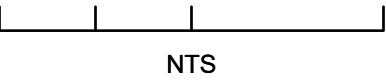


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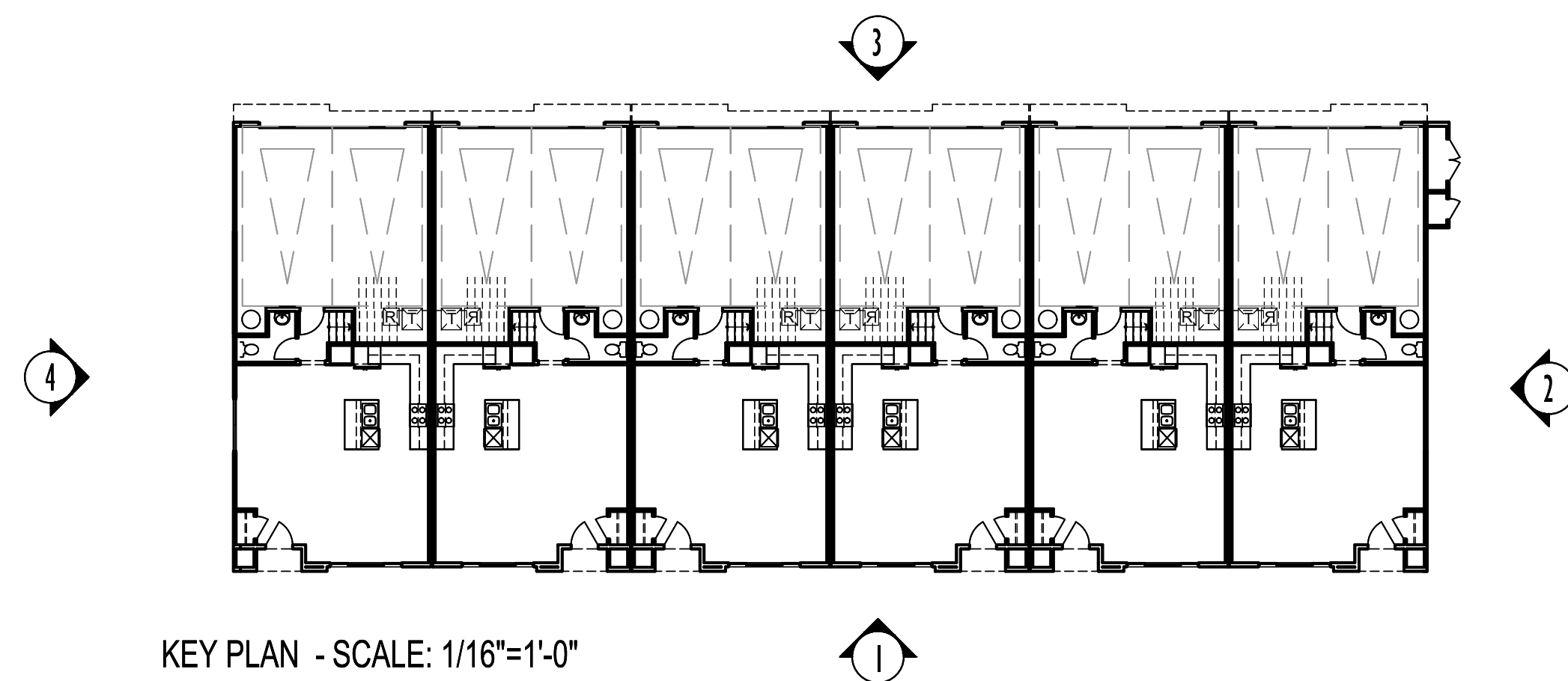
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6-PLEX PERSPECTIVE

A2.00

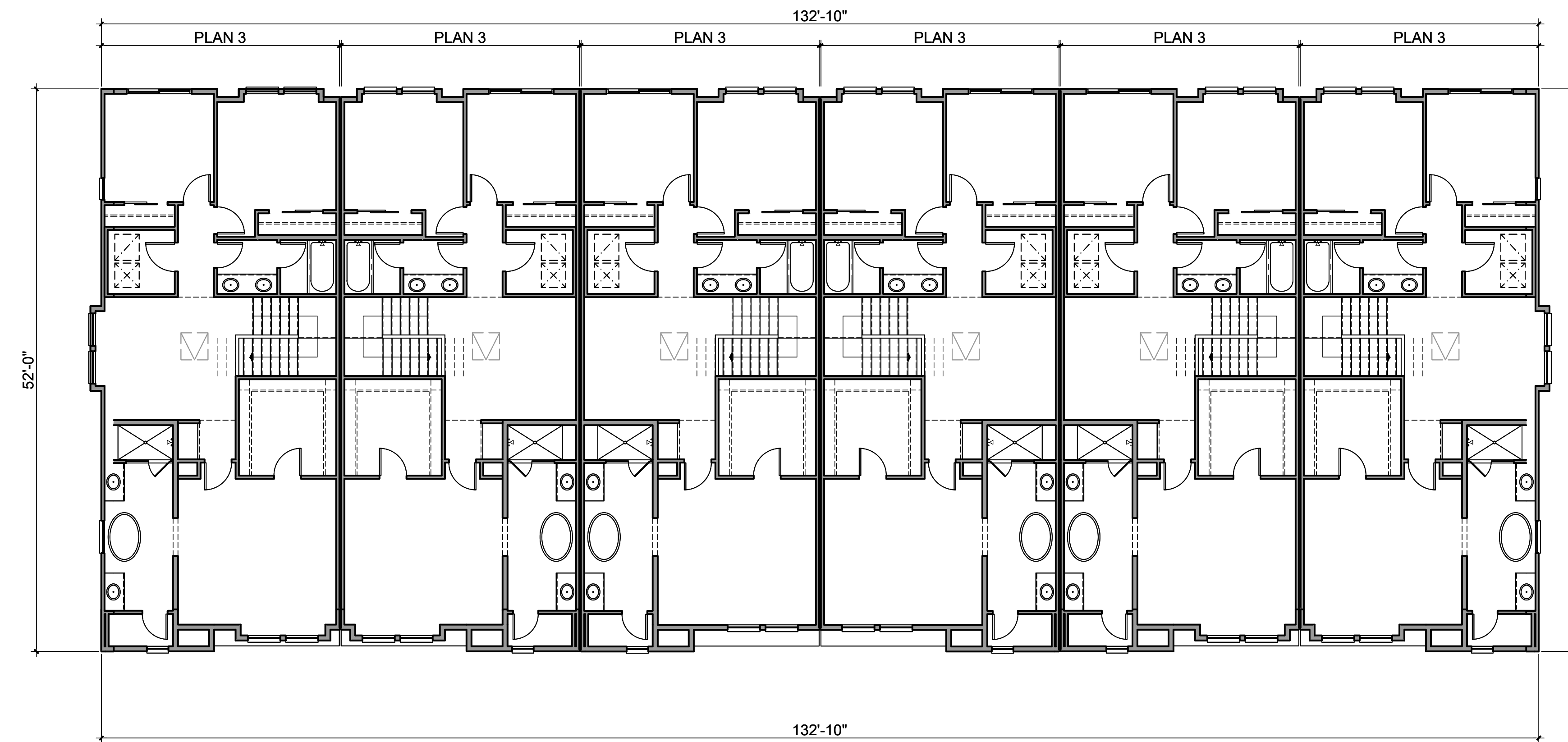


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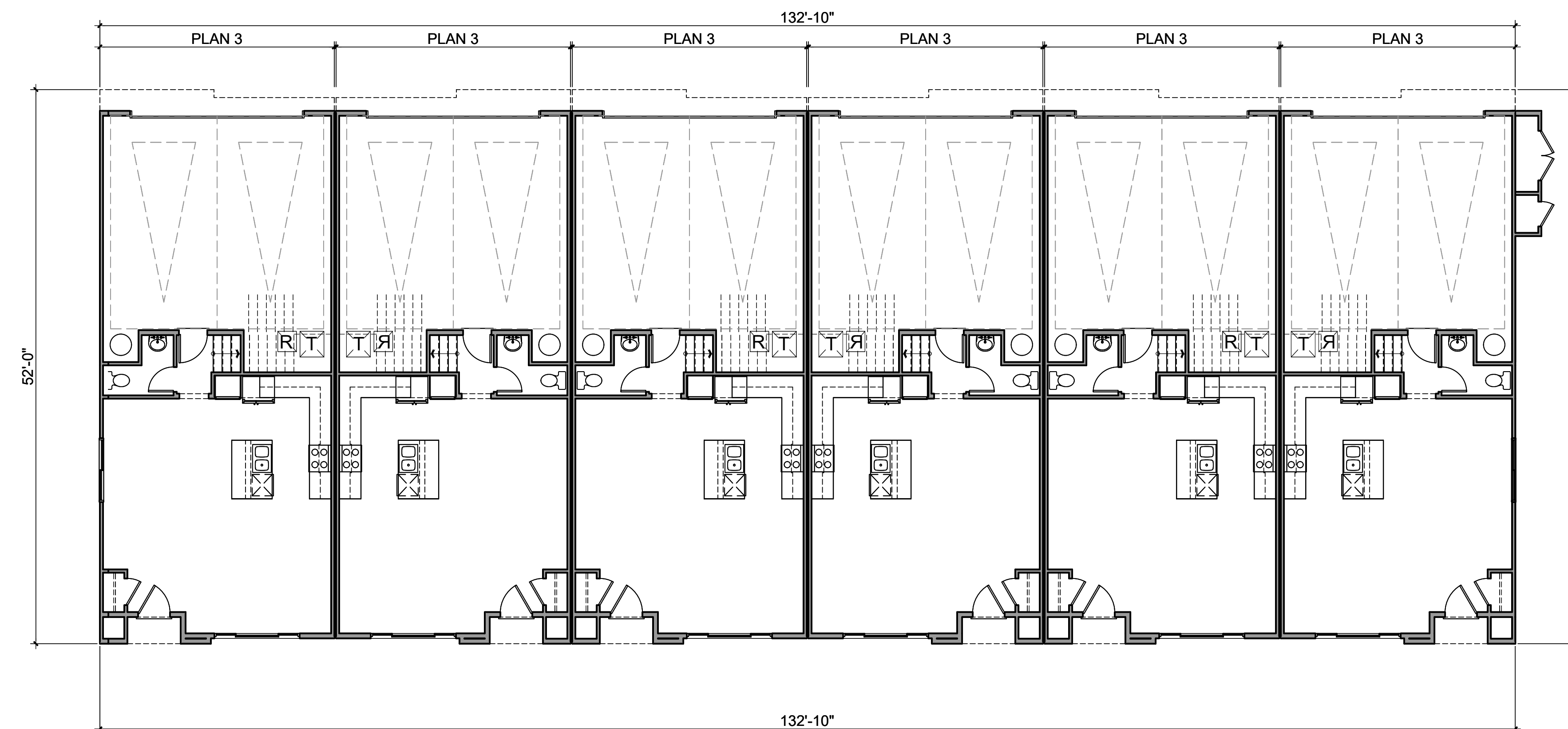
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- 23 Roof Mounted AC Units
- 24 Parapet Trim



SECOND FLOOR



FIRST FLOOR

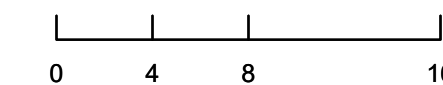


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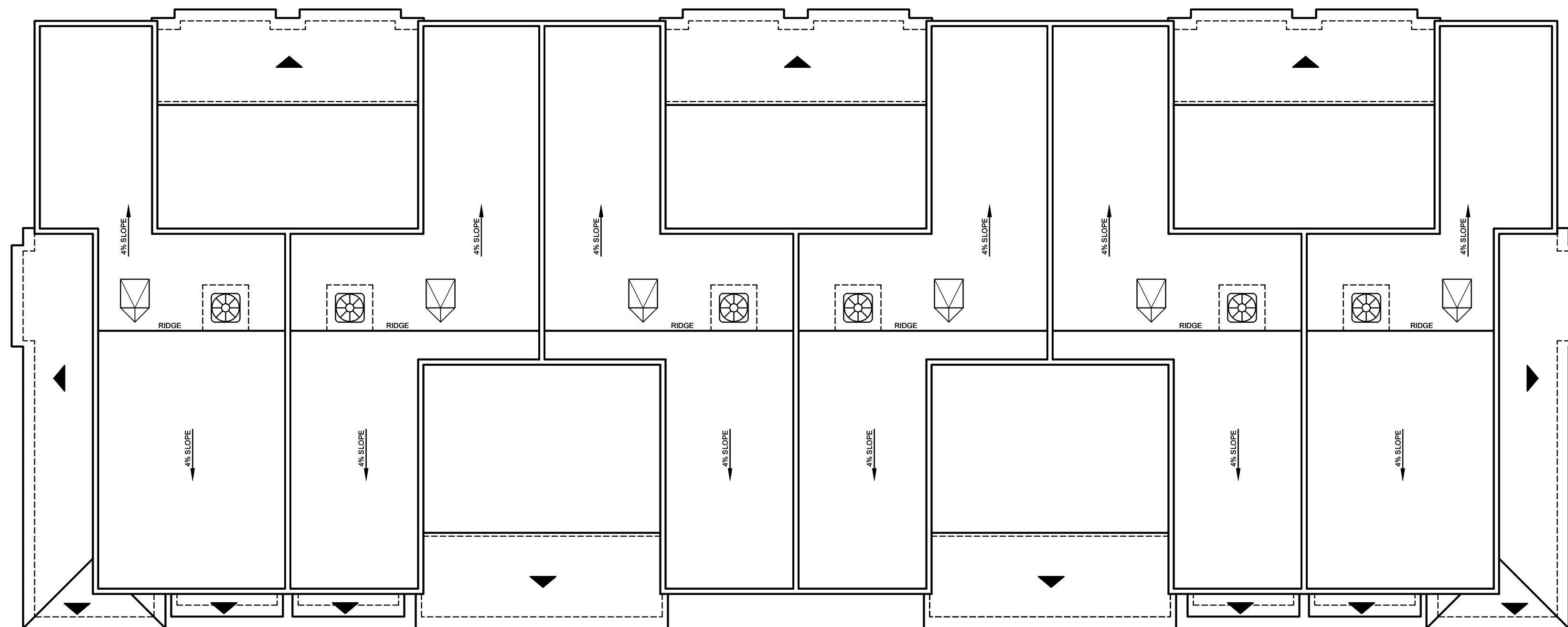
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6-PLEX BUILDING PLANS

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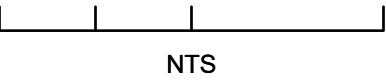


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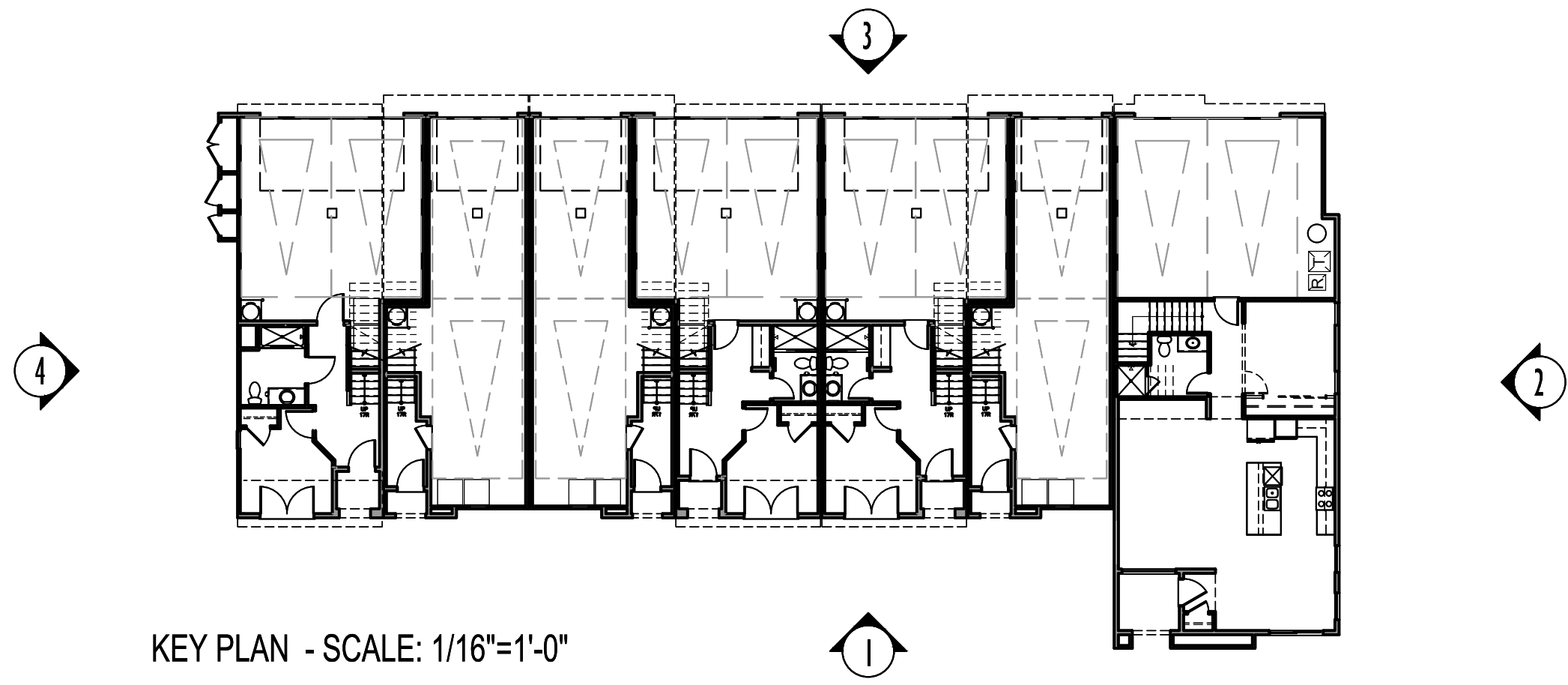
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7-PLEX PERSPECTIVE

A2.10

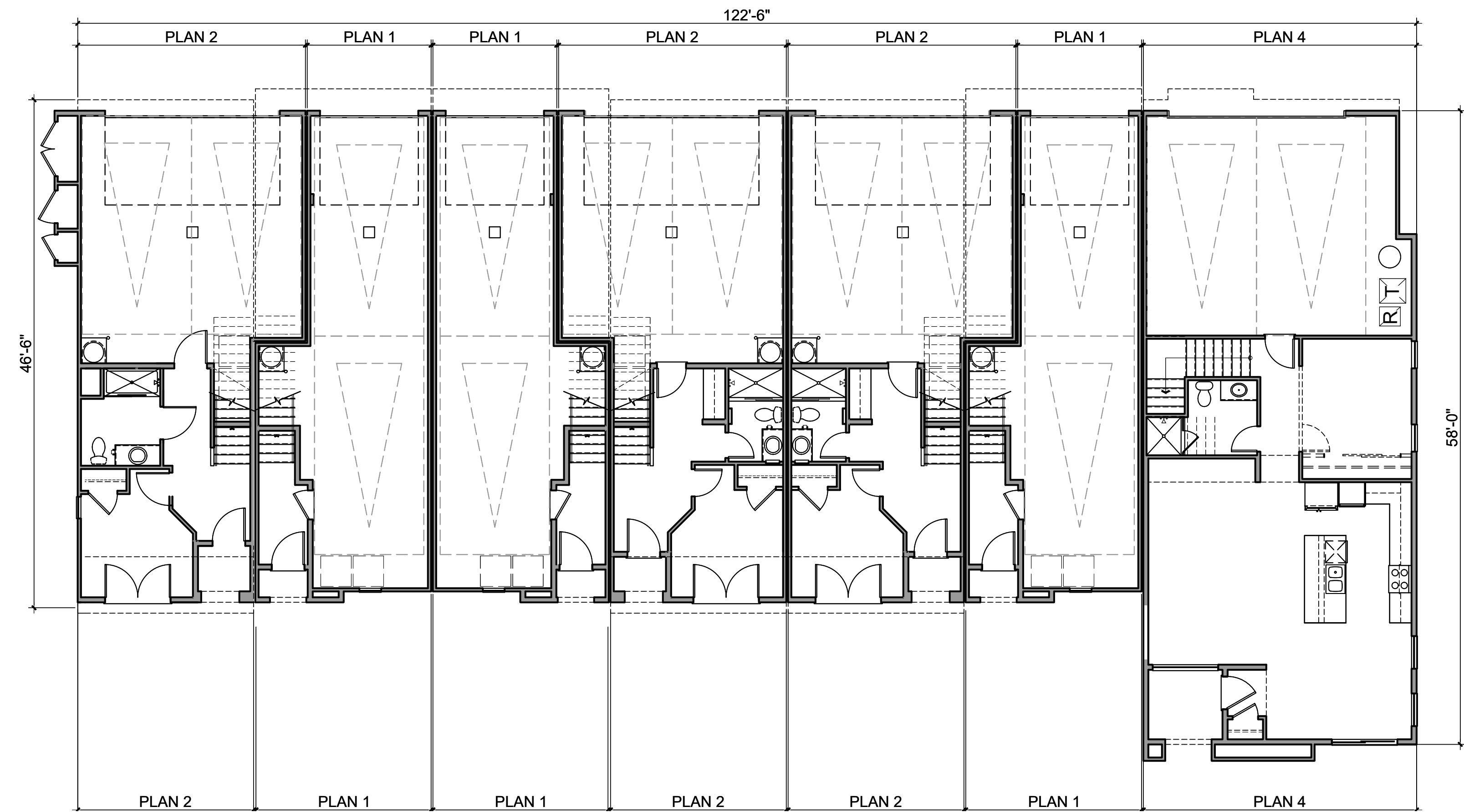
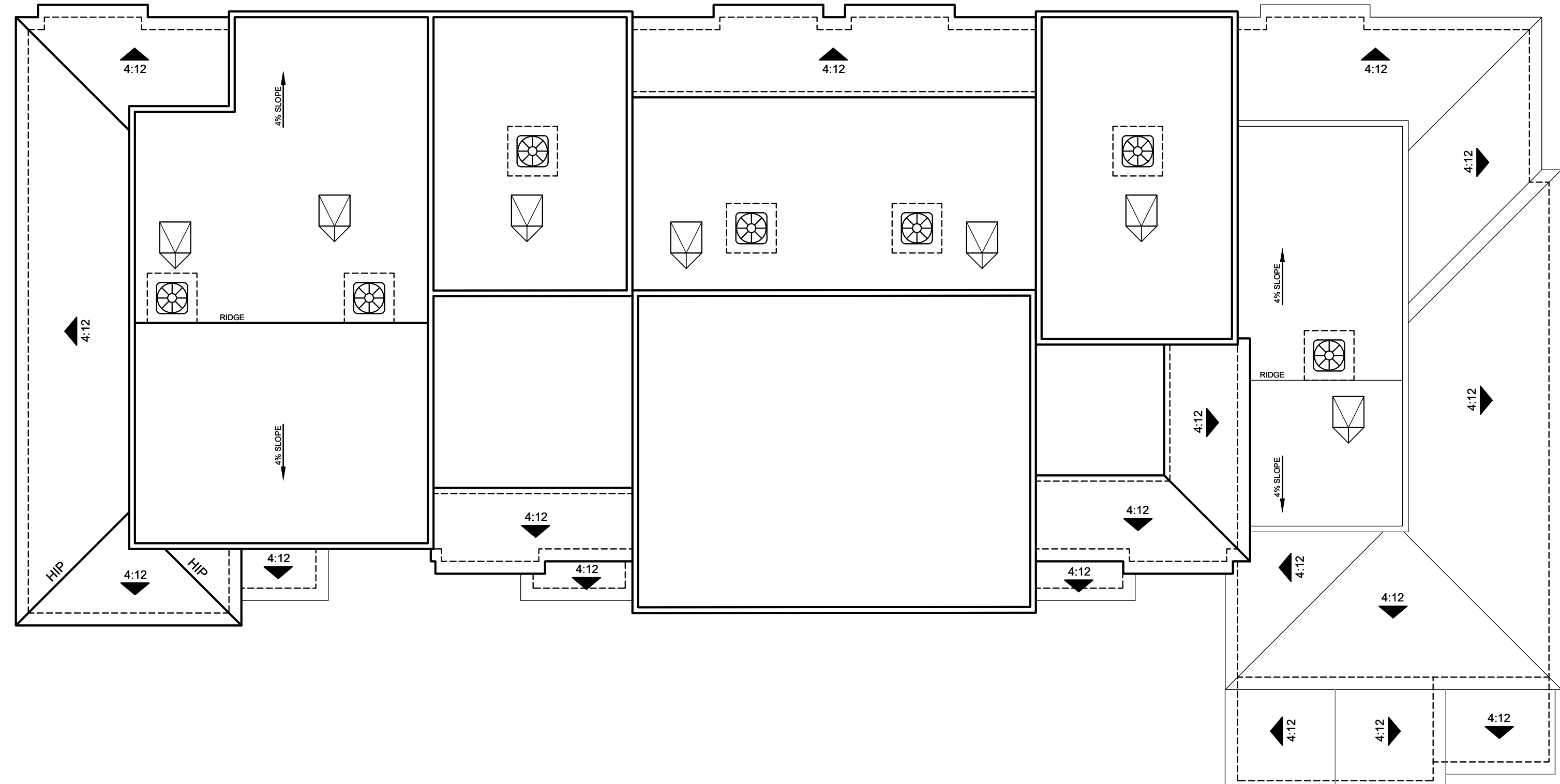
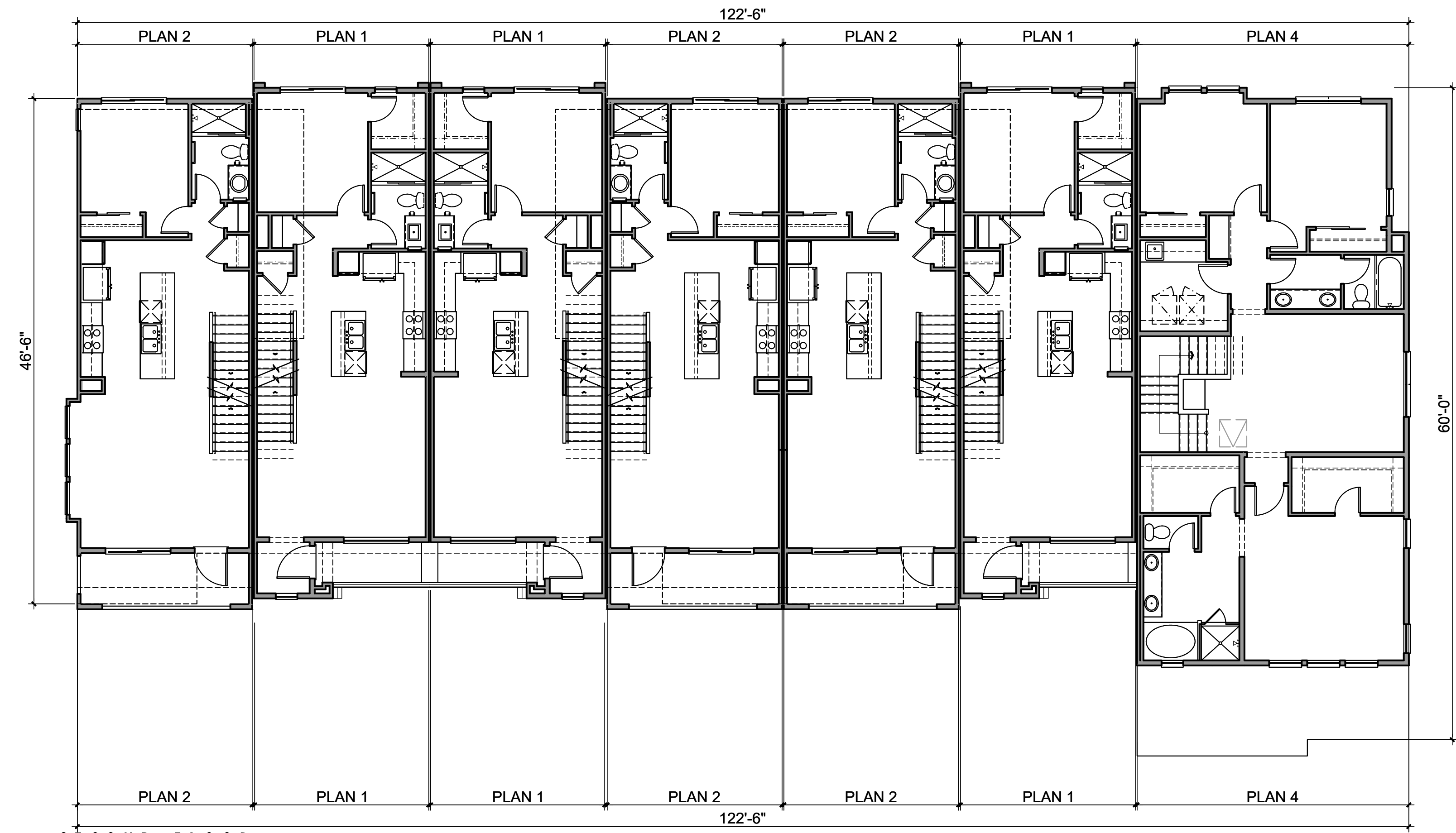
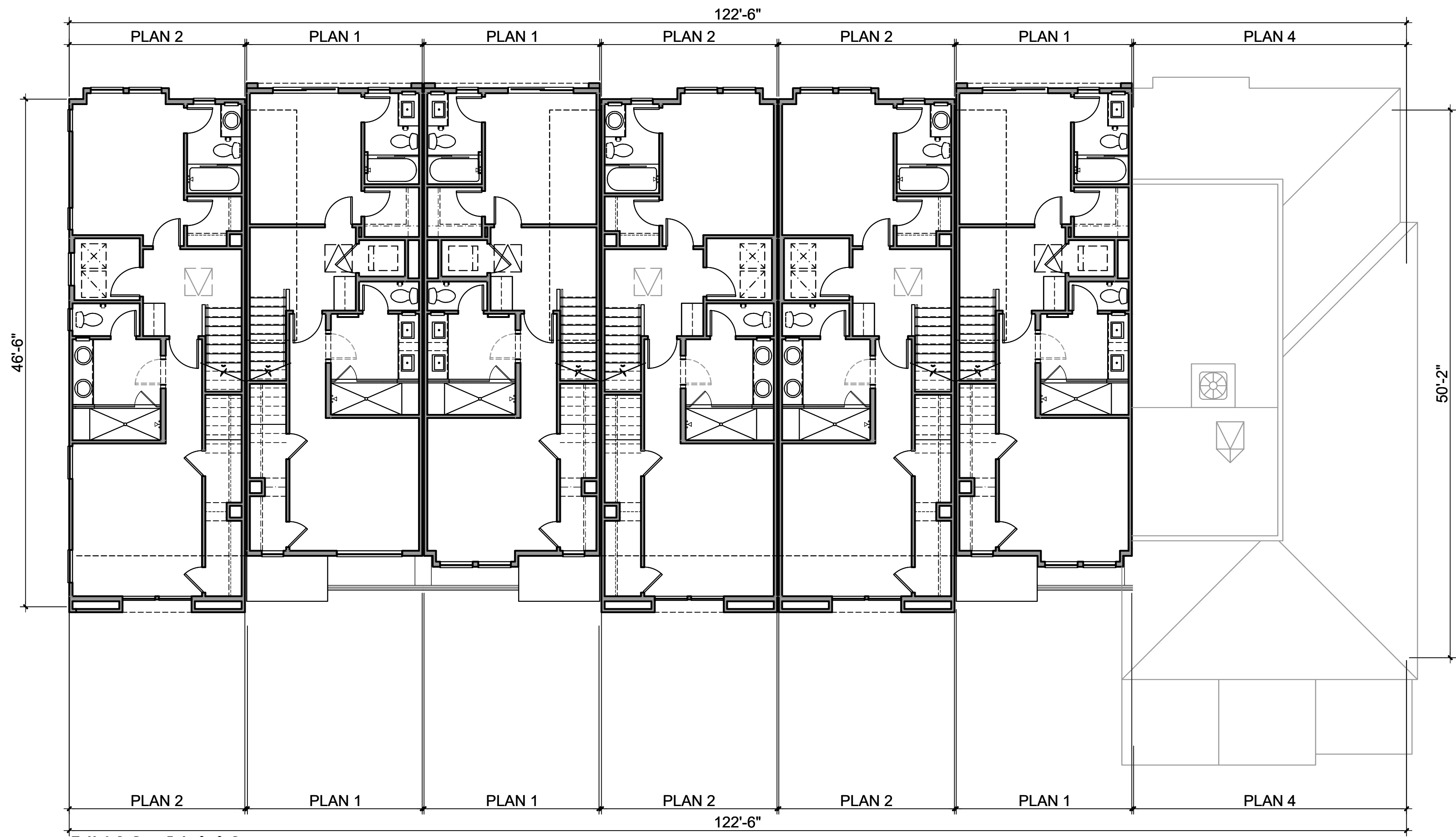


LEGEND

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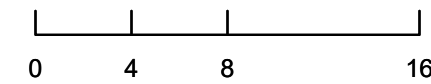


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7-PLEX BUILDING PLANS

A2.12

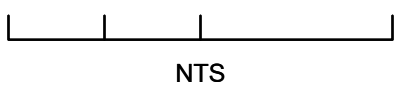


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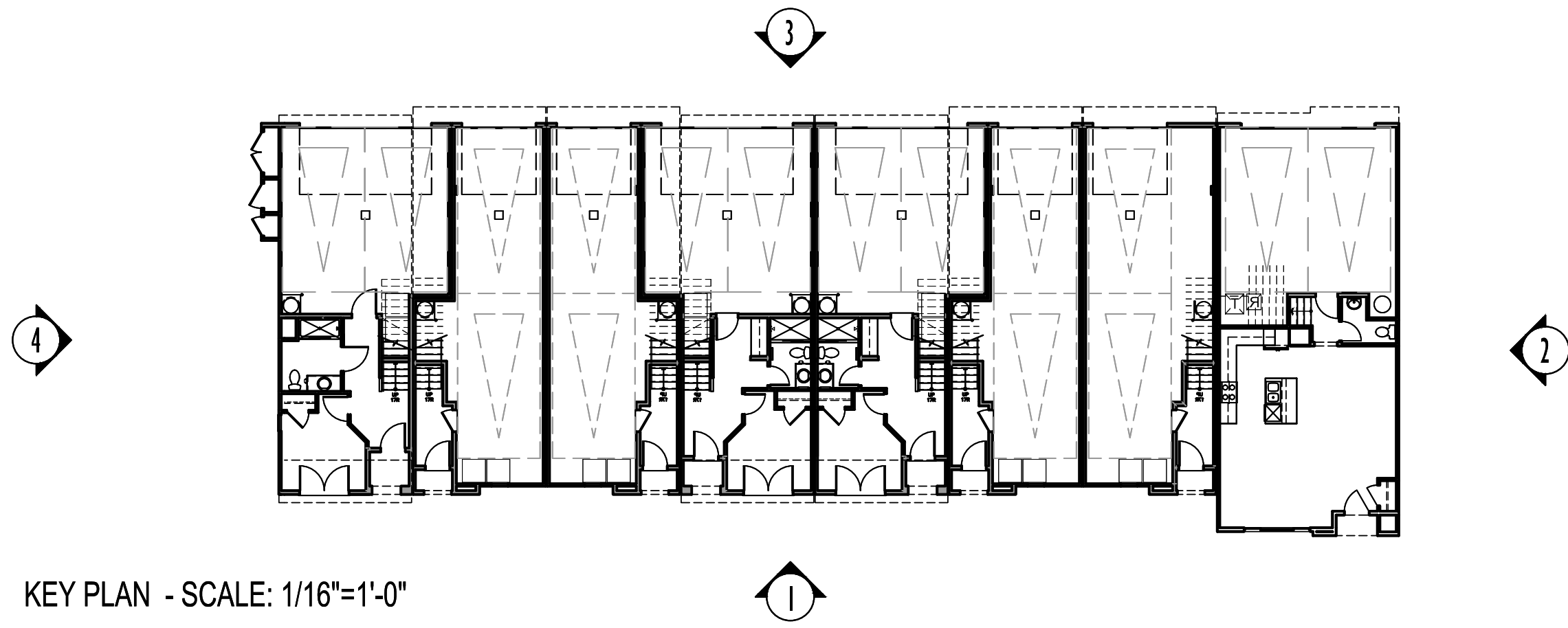
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8-PLEX A PERSPECTIVE

A2.20



LEGEND

- | | | |
|---|---|---|
| 1 Stucco, 16/20 Sand Finish | 19 Metal Scupper | 19 Prefab/Precast Entry Surround |
| 2 Concrete 'S' Tiles | 11 Fiber Cement Trim at Bay Window | 20 Metal Decorative Sectional Garage Door |
| 3 Gable End Faux Decorative Vent (Recesses) | 12 Fiber Cement Bd. Panel | 21 Decorative Exterior Lights & Address |
| 4 Window Trim | 13 Stucco Arch | 22 Metal Utility Door |
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| 6 Decorative Metal Railing / Jacket Balcony | 15 Decorative Metal Tube Pot Holder | 24 Parapet Trim |
| 7 Decorative Scalloped Stucco Sill Trim/Shelf | 16 Vinyl Windows | |
| 8 Decorative Simulated Wood Corbel | 17 Decorative Stucco Corbel | |
| 9 Fiberglass Decorative Front Door | 18 Exposed Decorative Rafter Tails with 2x3 Wood Fascia (At Bay Windows Only) | |

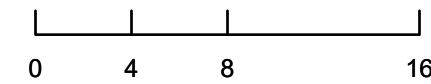


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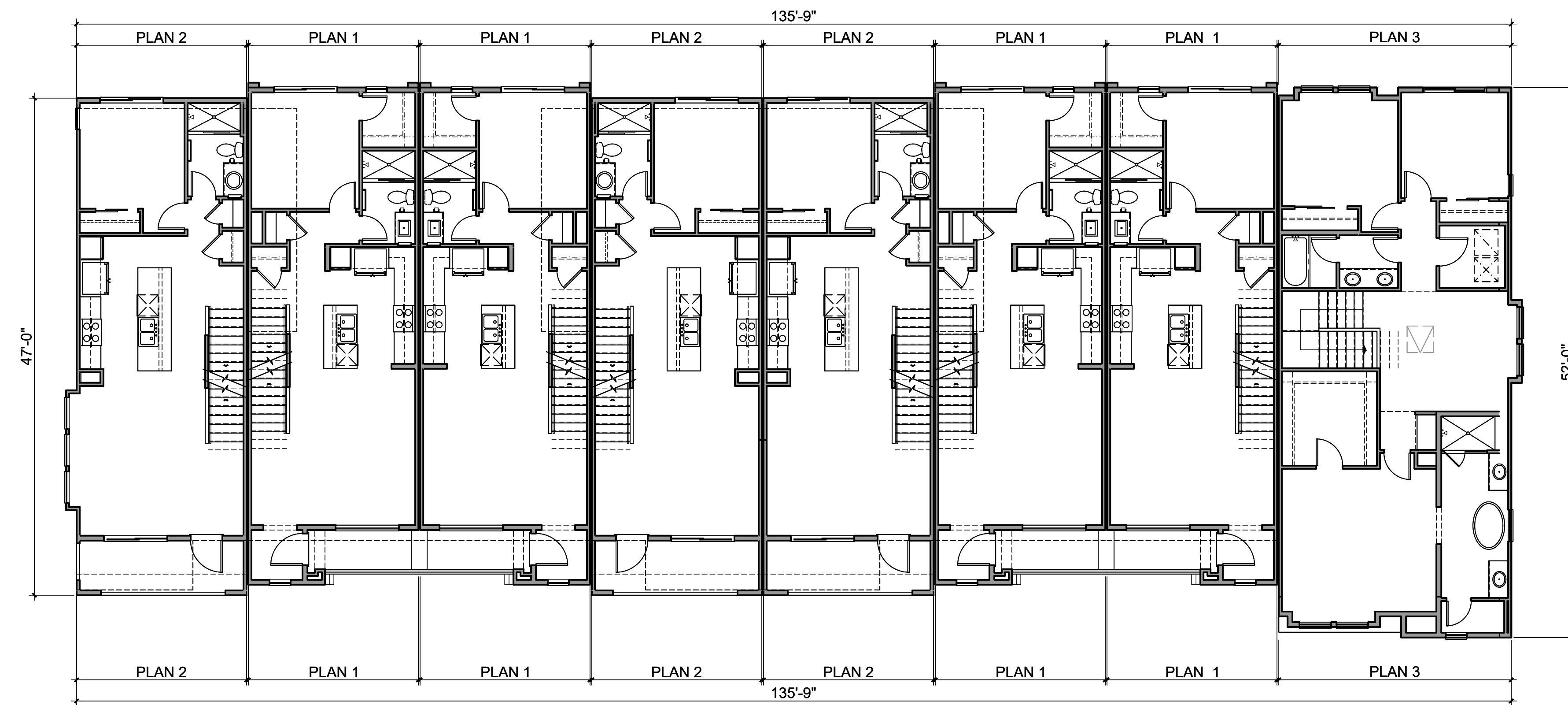
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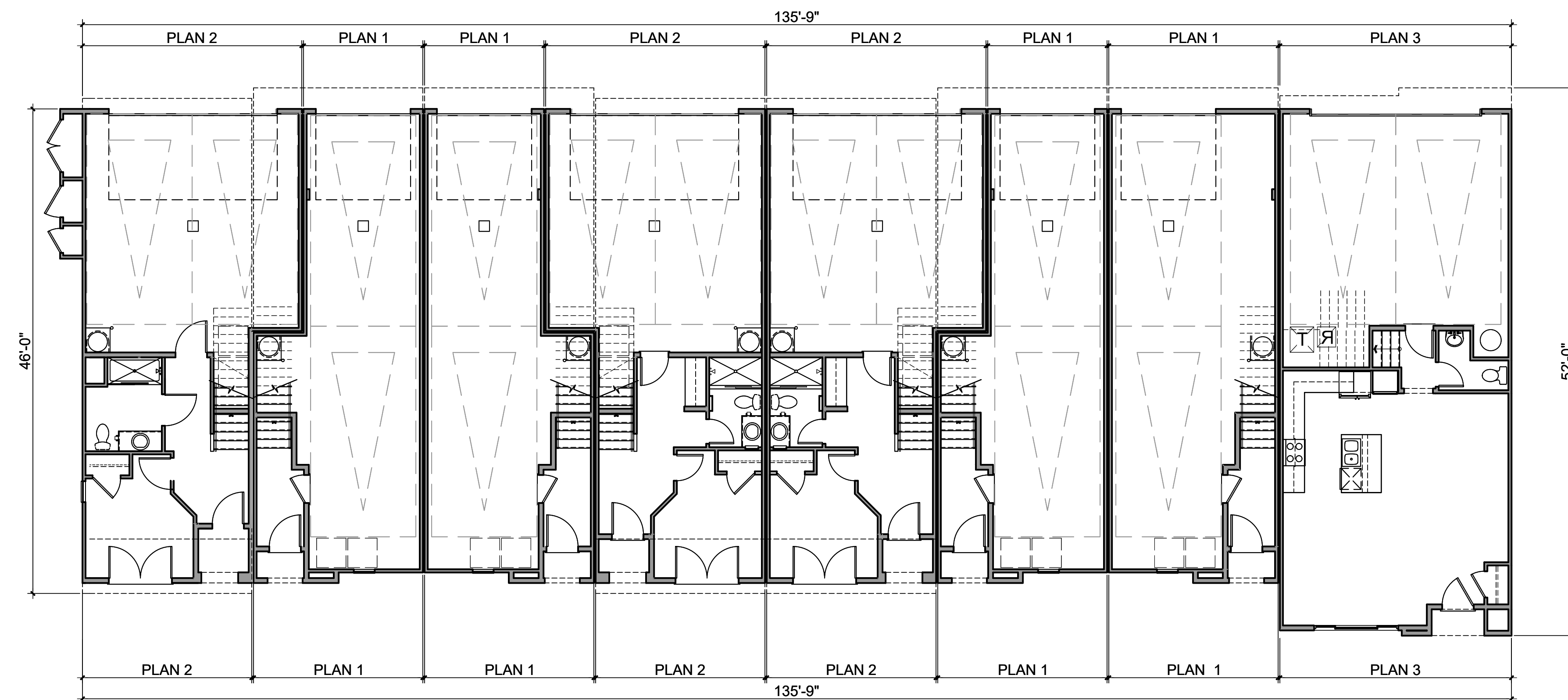


8-PLEX A ELEVATIONS

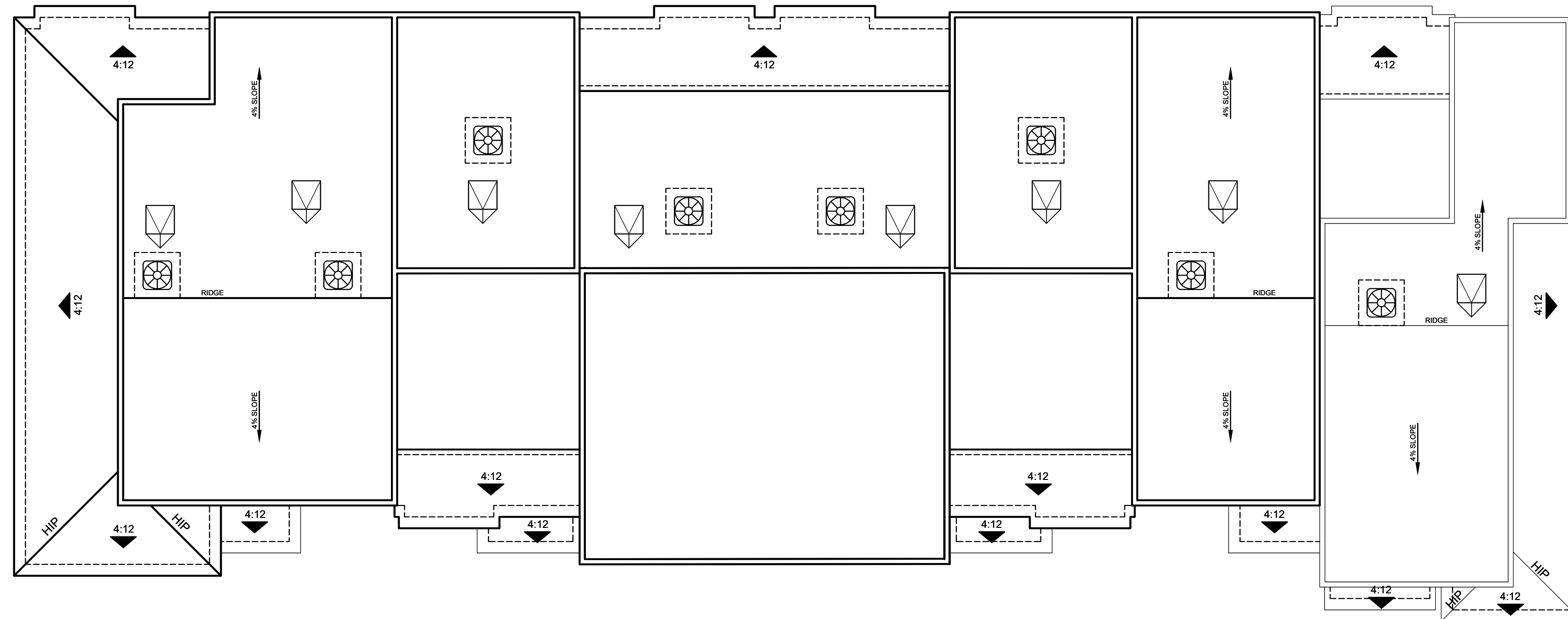
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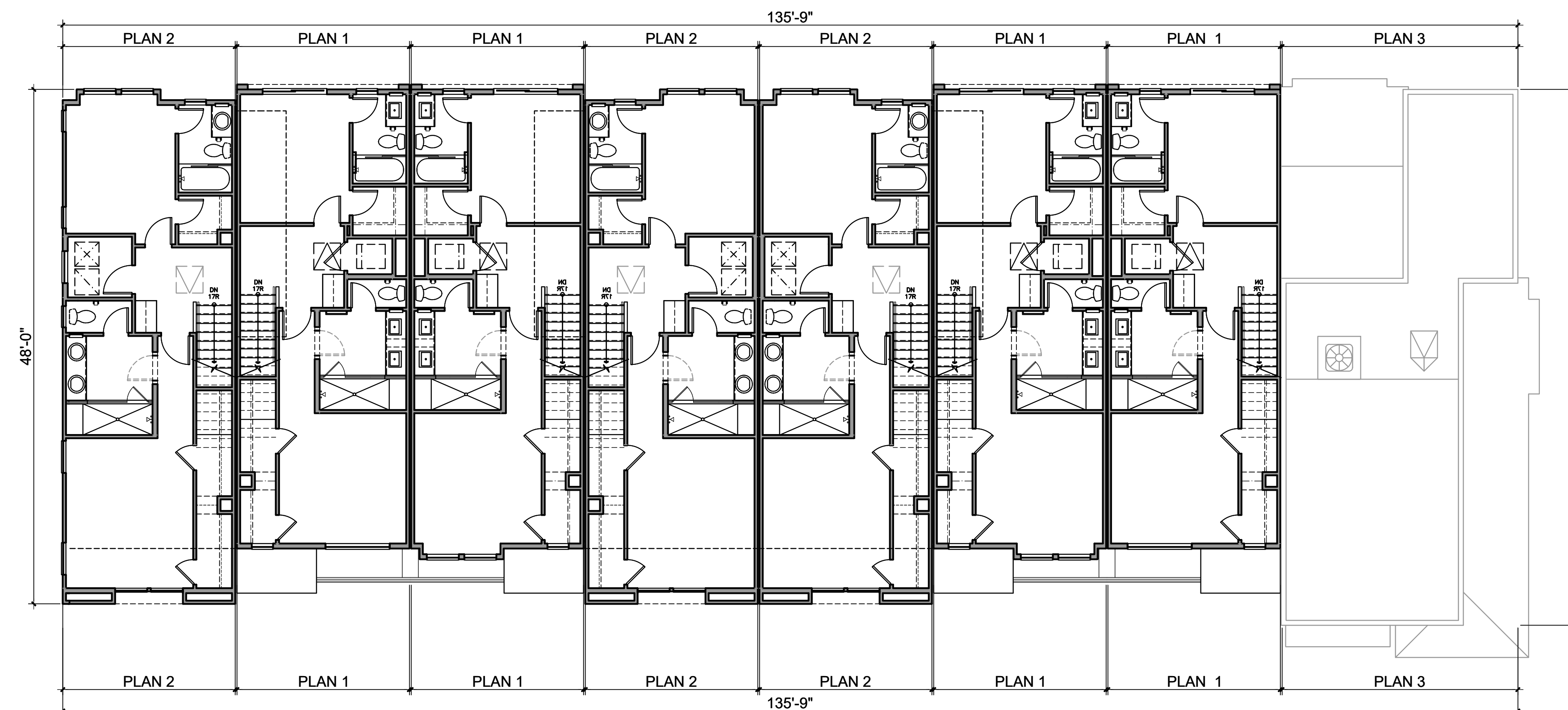
SECOND FLOOR



FIRST FLOOR



ROOF



THIRD FLOOR

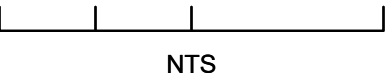


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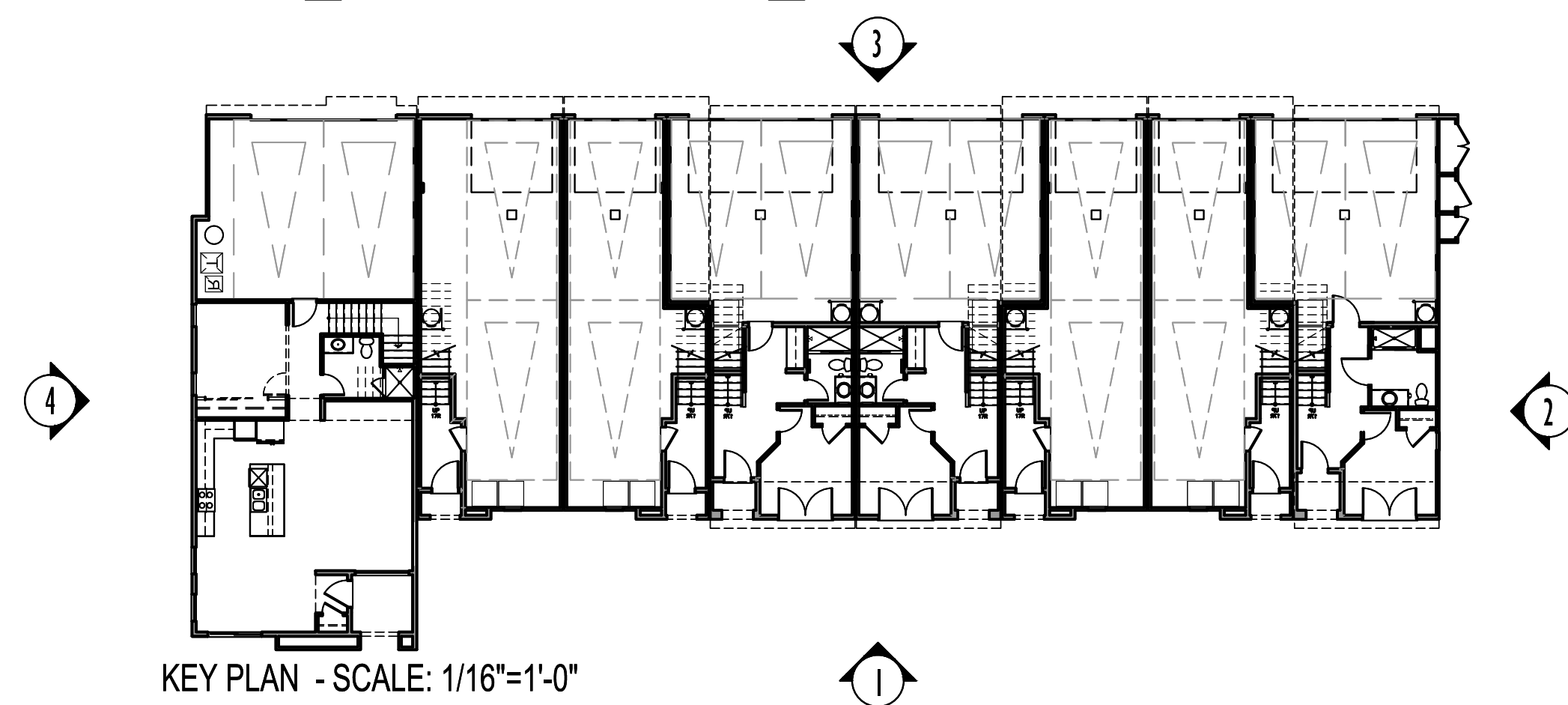
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8-PLEX B PERSPECTIVE

A2.30



LEGEND

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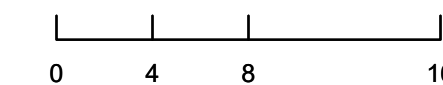


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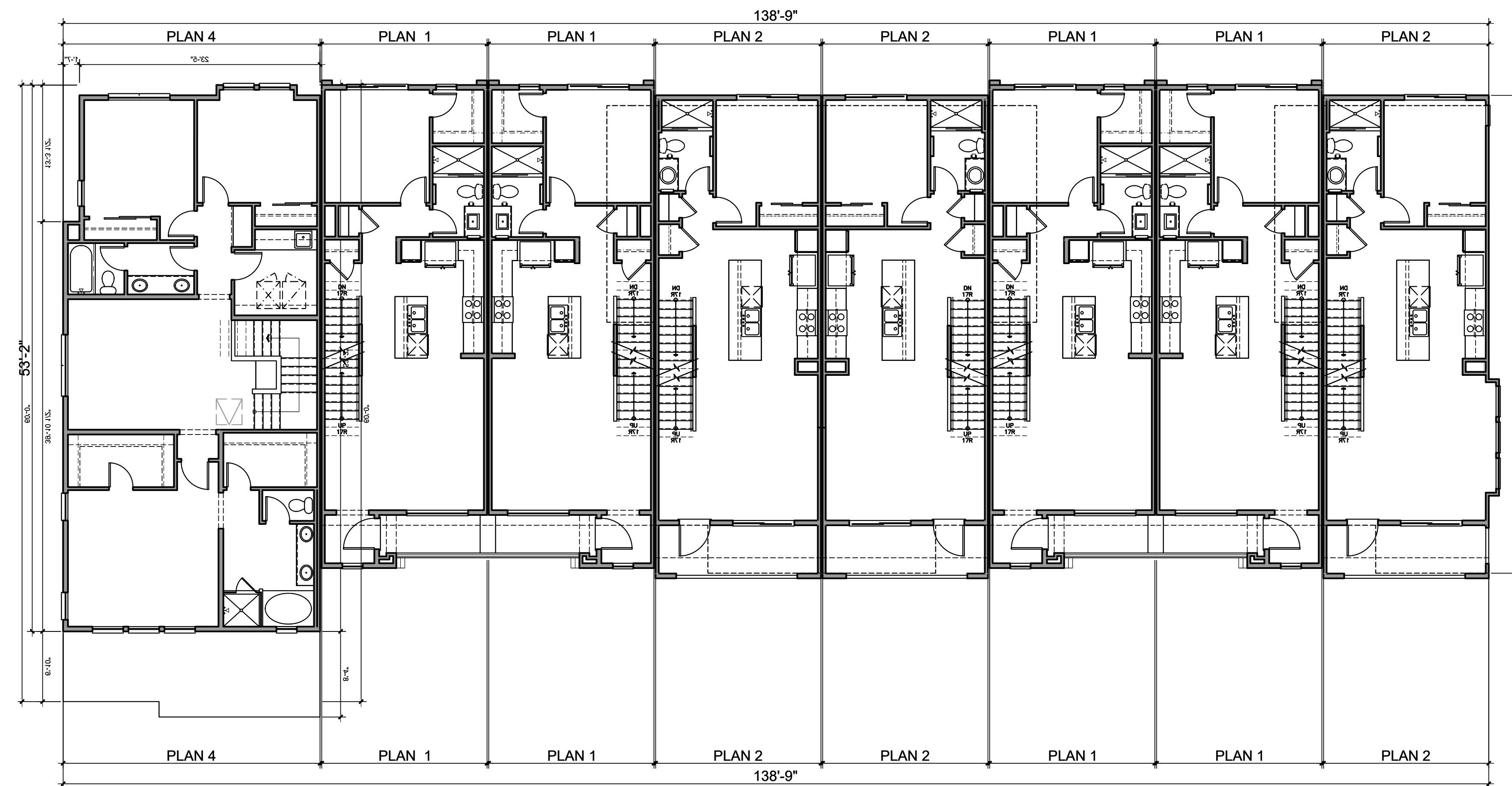
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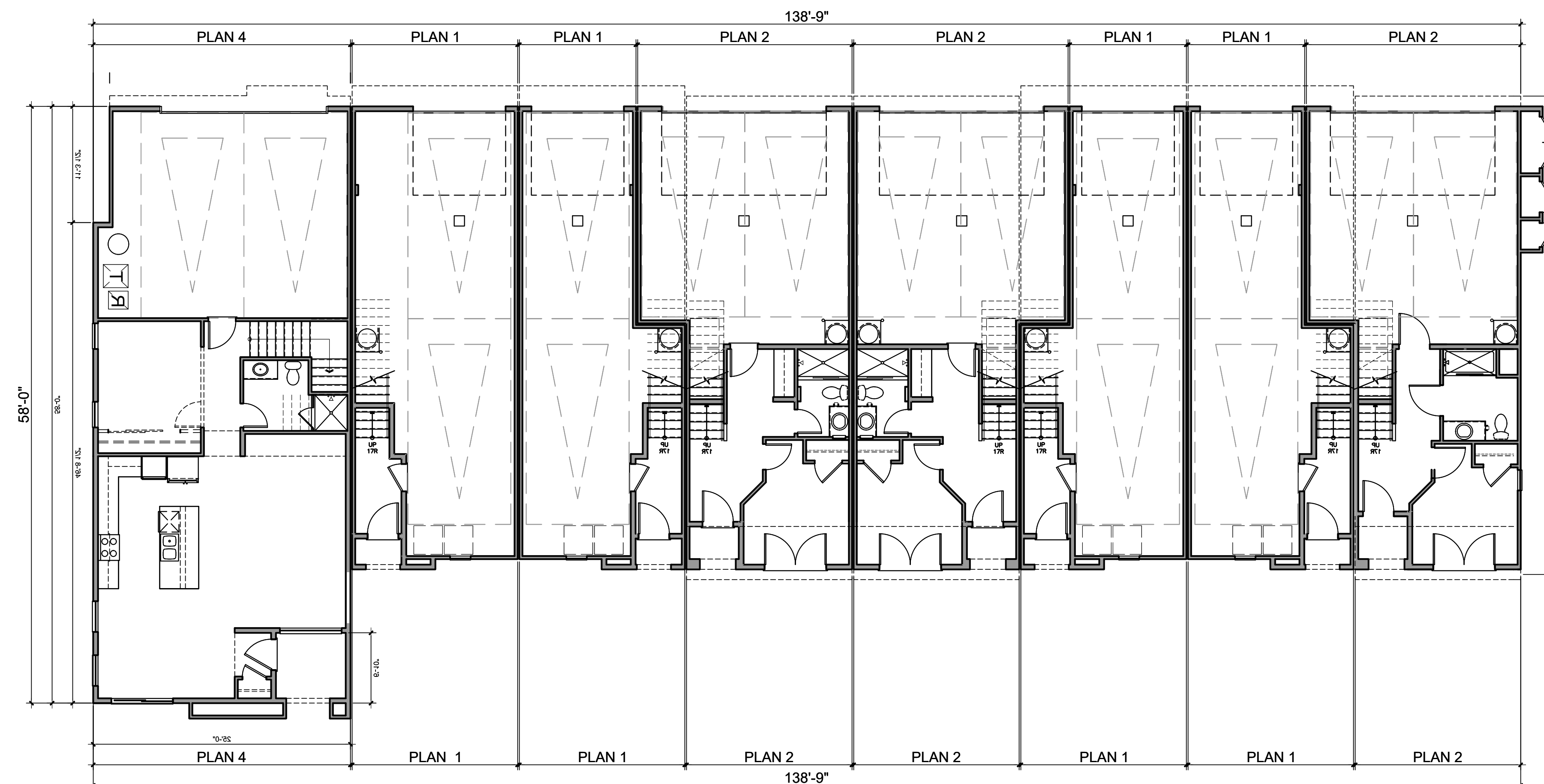


8-PLEX B ELEVATIONS

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FIRST FLOOR

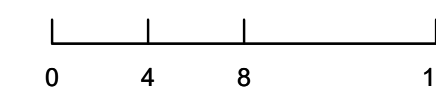


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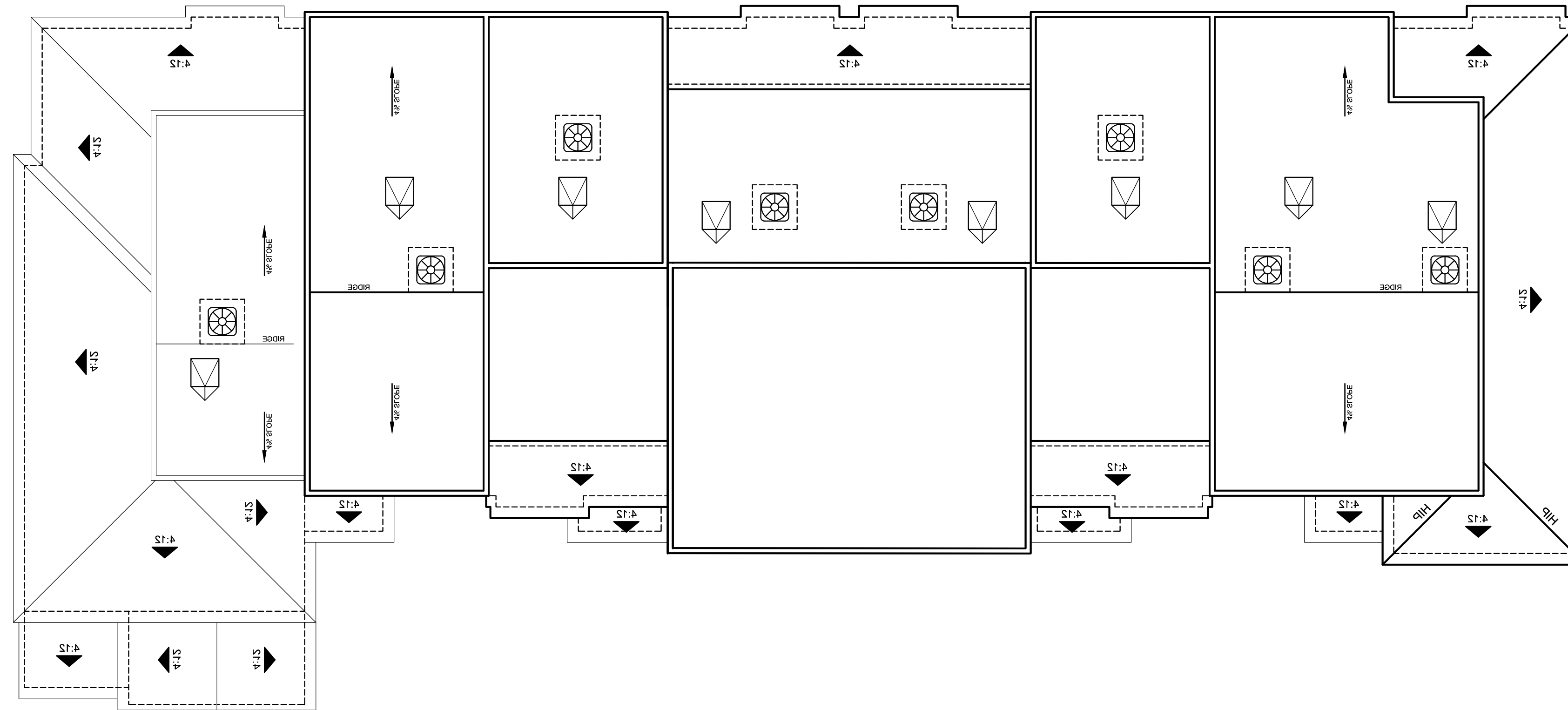
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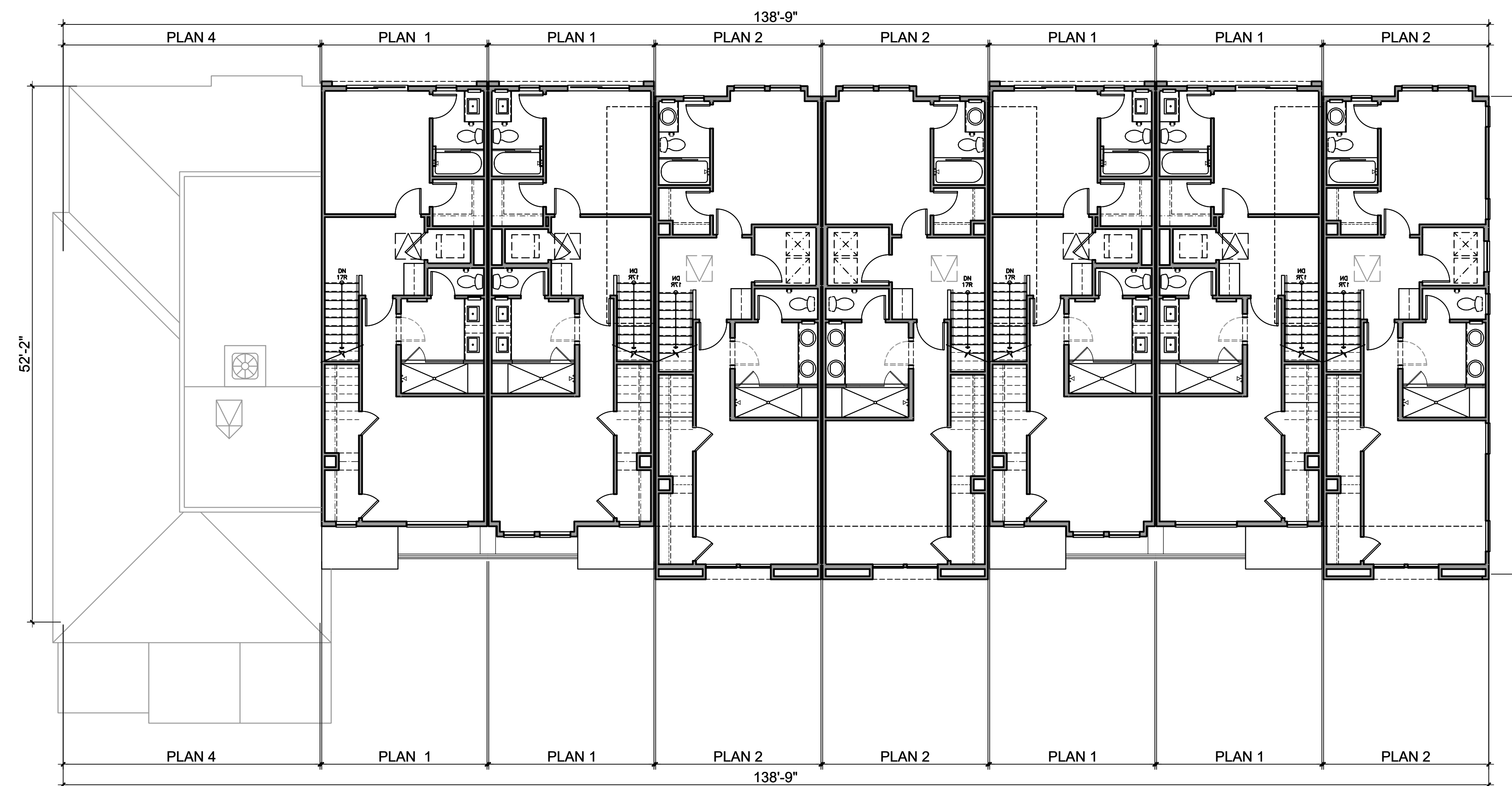


8-PLEX B BUILDING PLANS

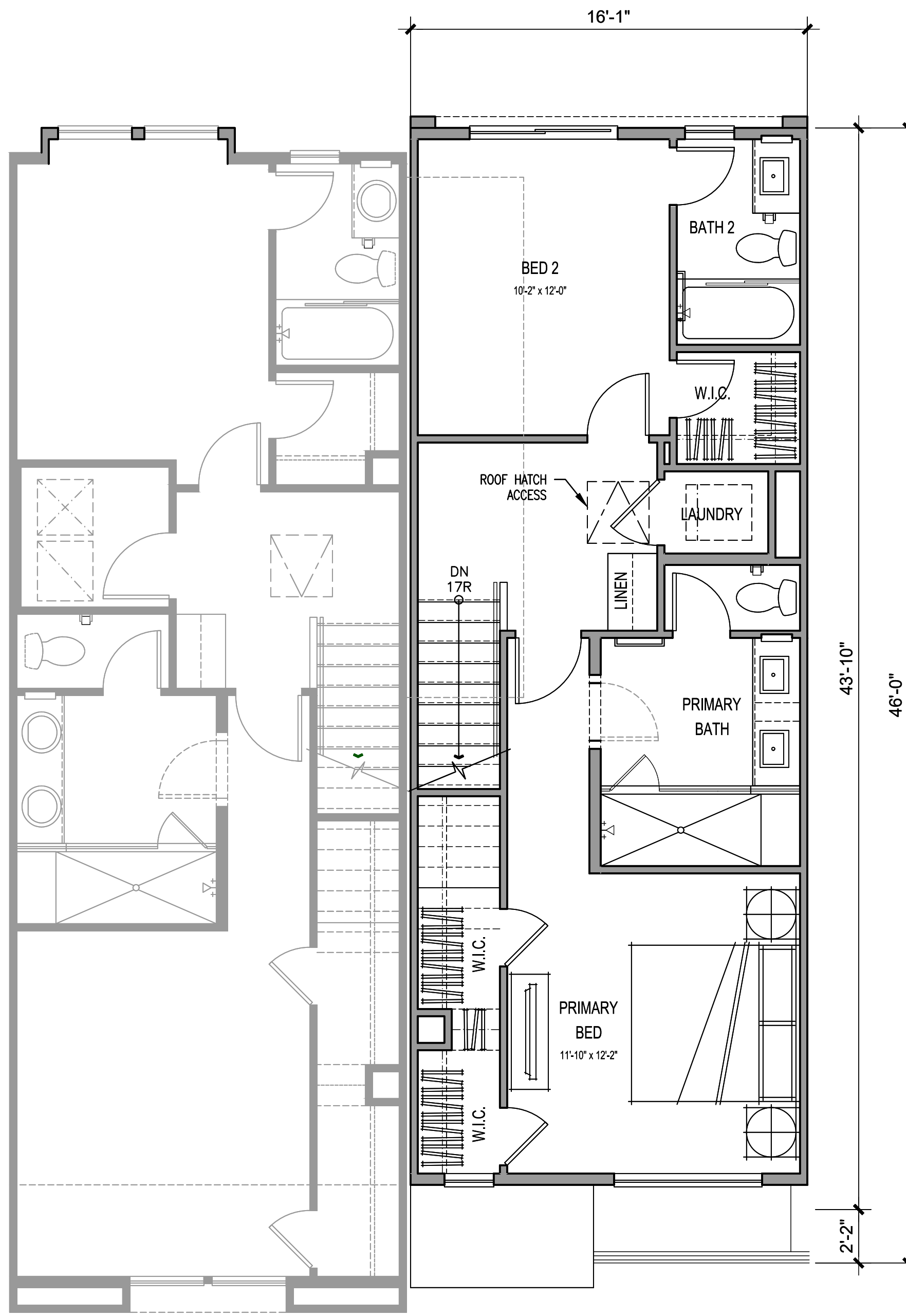
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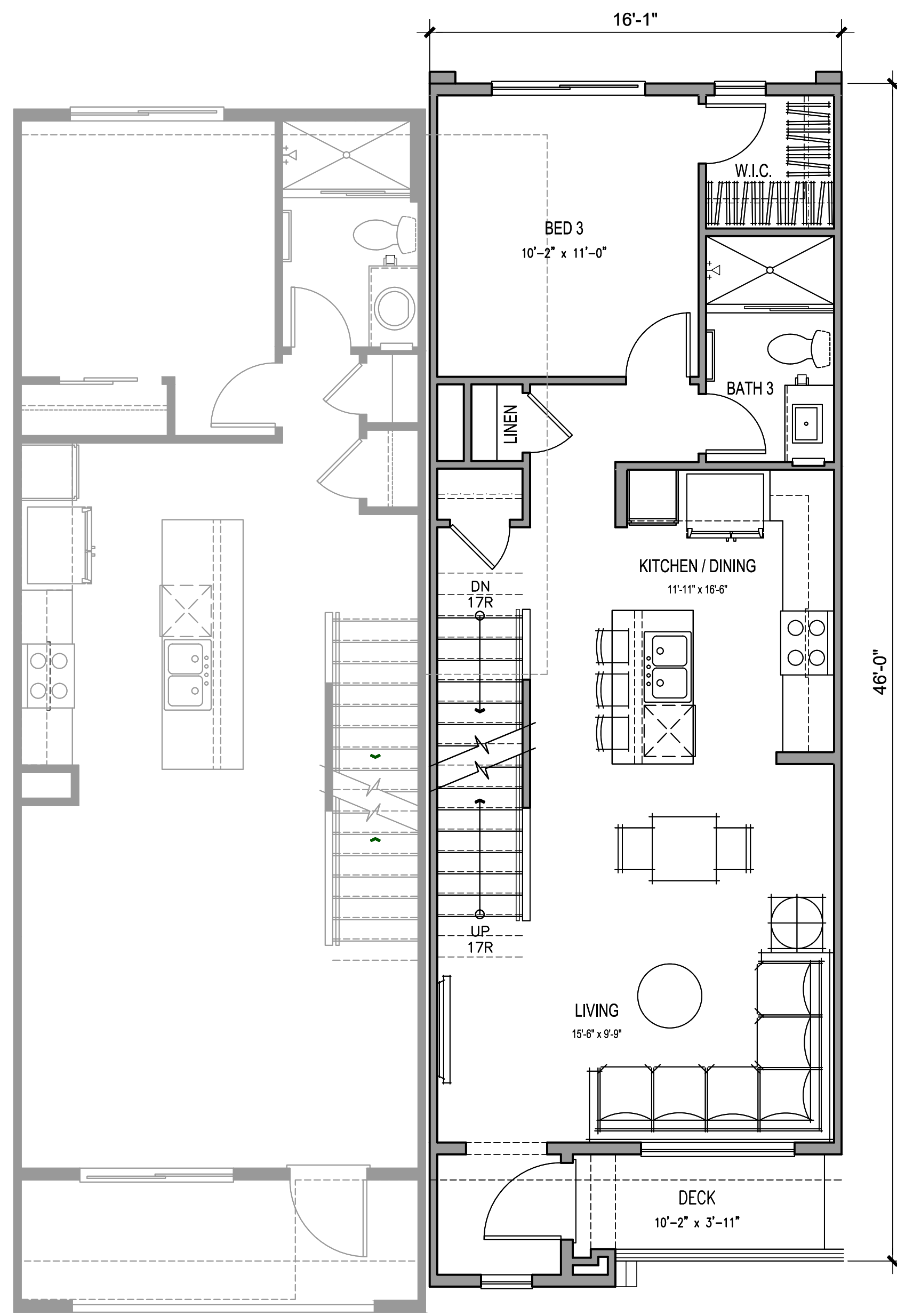
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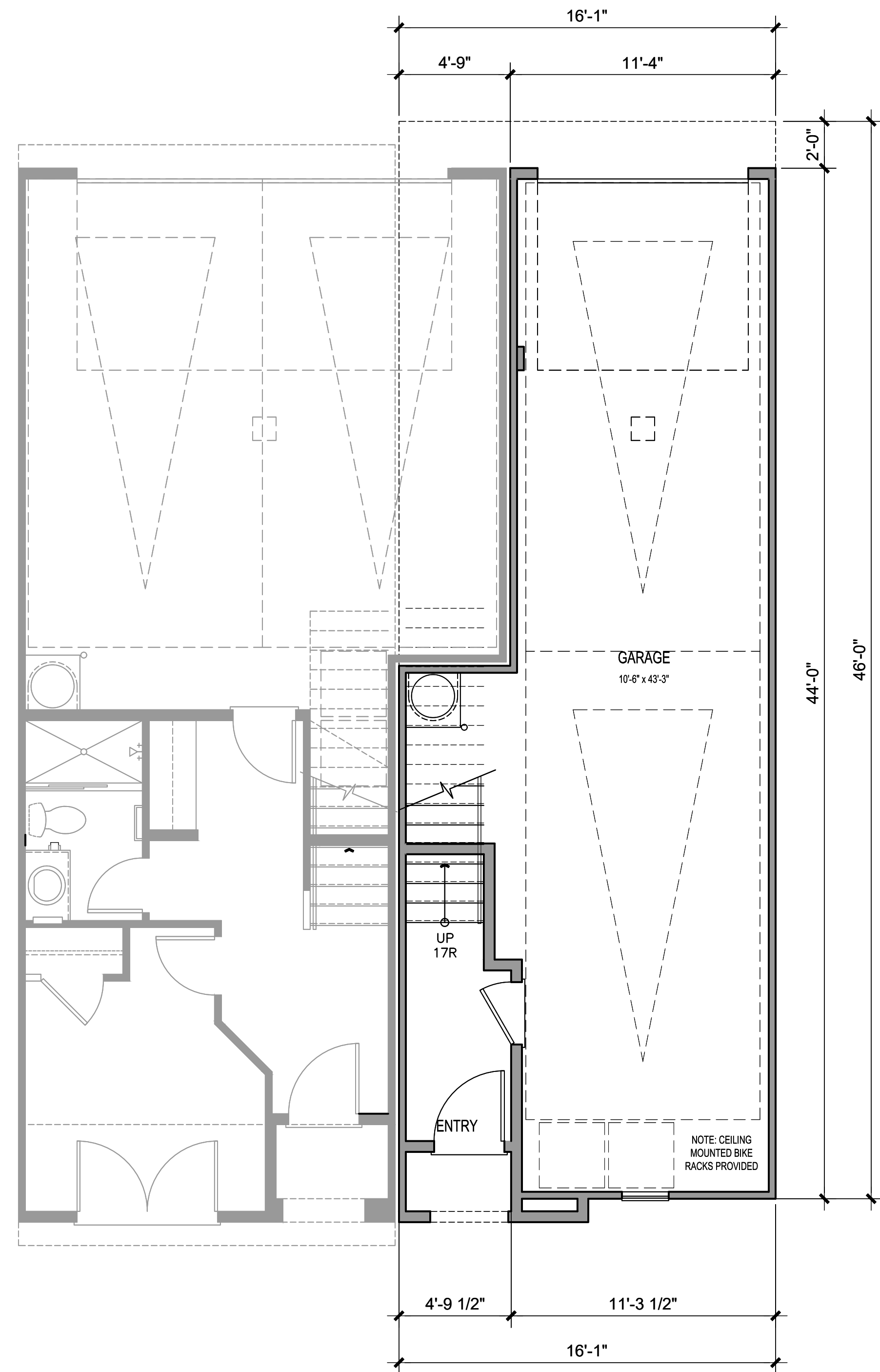
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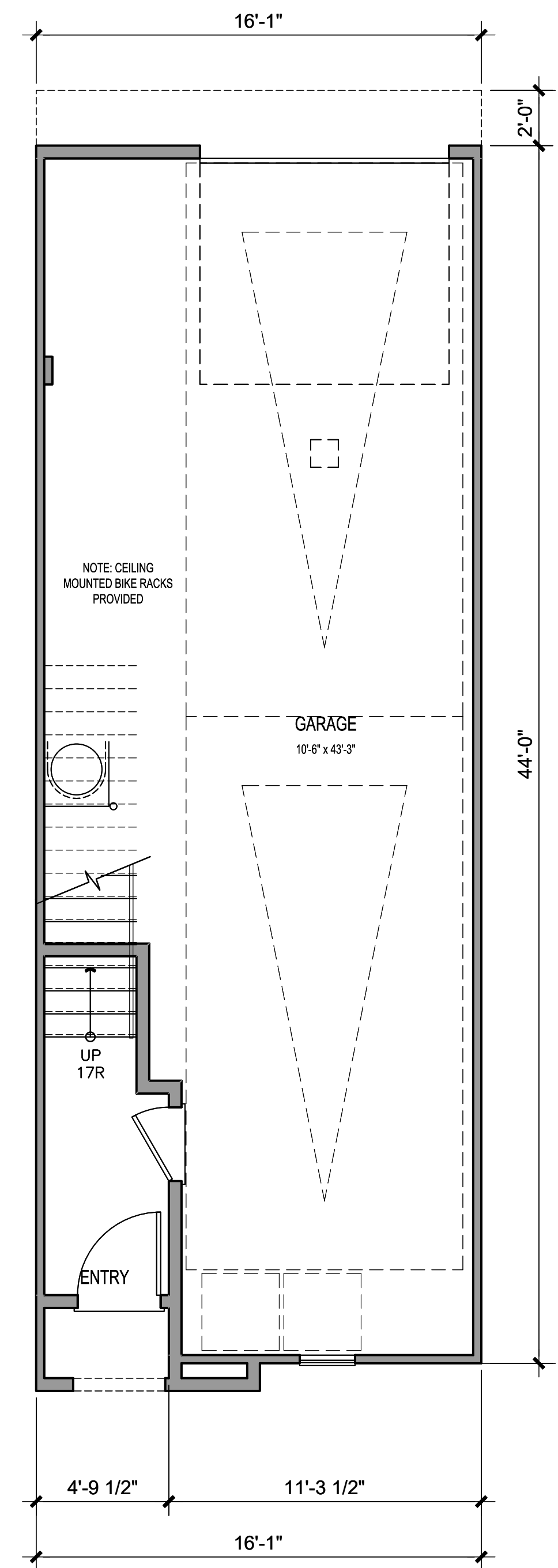
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR ALT.

NET SF	
1ST FLOOR	84 SQ. FT.
2ND FLOOR	659 SQ. FT.
3RD FLOOR	619 SQ. FT.
TOTAL LIVING	1363 SQ. FT.

GROSS SF	
1ST FLOOR	63 SQ. FT.
2ND FLOOR	702 SQ. FT.
3RD FLOOR	661 SQ. FT.
TOTAL LIVING	1426 SQ. FT.
GARAGE	534 SQ. FT.
DECK	63 SQ. FT.
PATIO	79 SQ. FT.

PLAN 1 FLOOR PLAN

A3.00

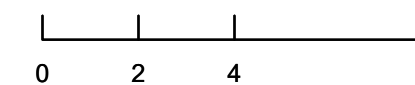


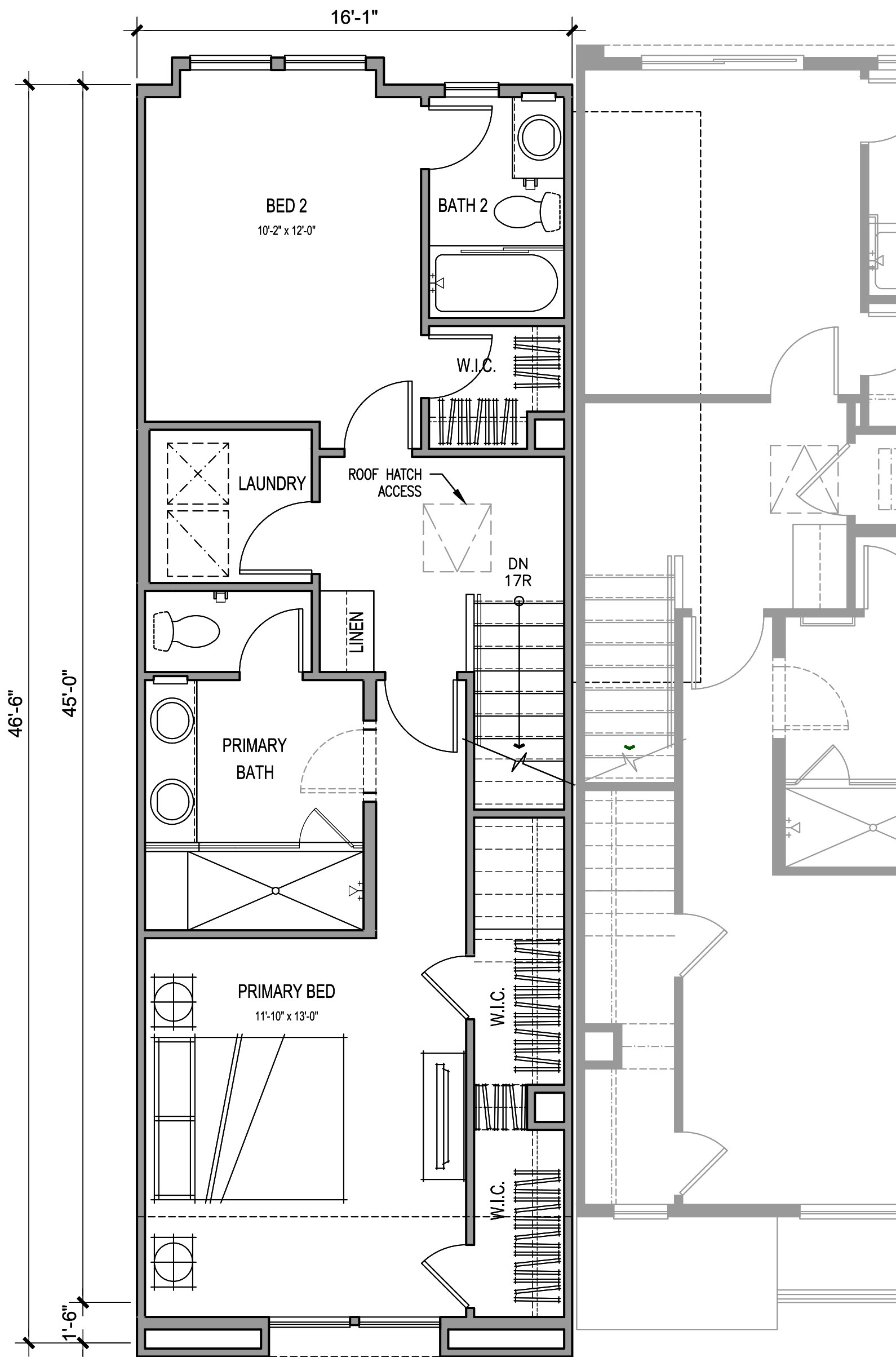
Architecture + Planning
888.456.5849
ktgy.com

CITY VENTURES
3121 Michelson Drive, Suite 150
Irvine, CA 92612

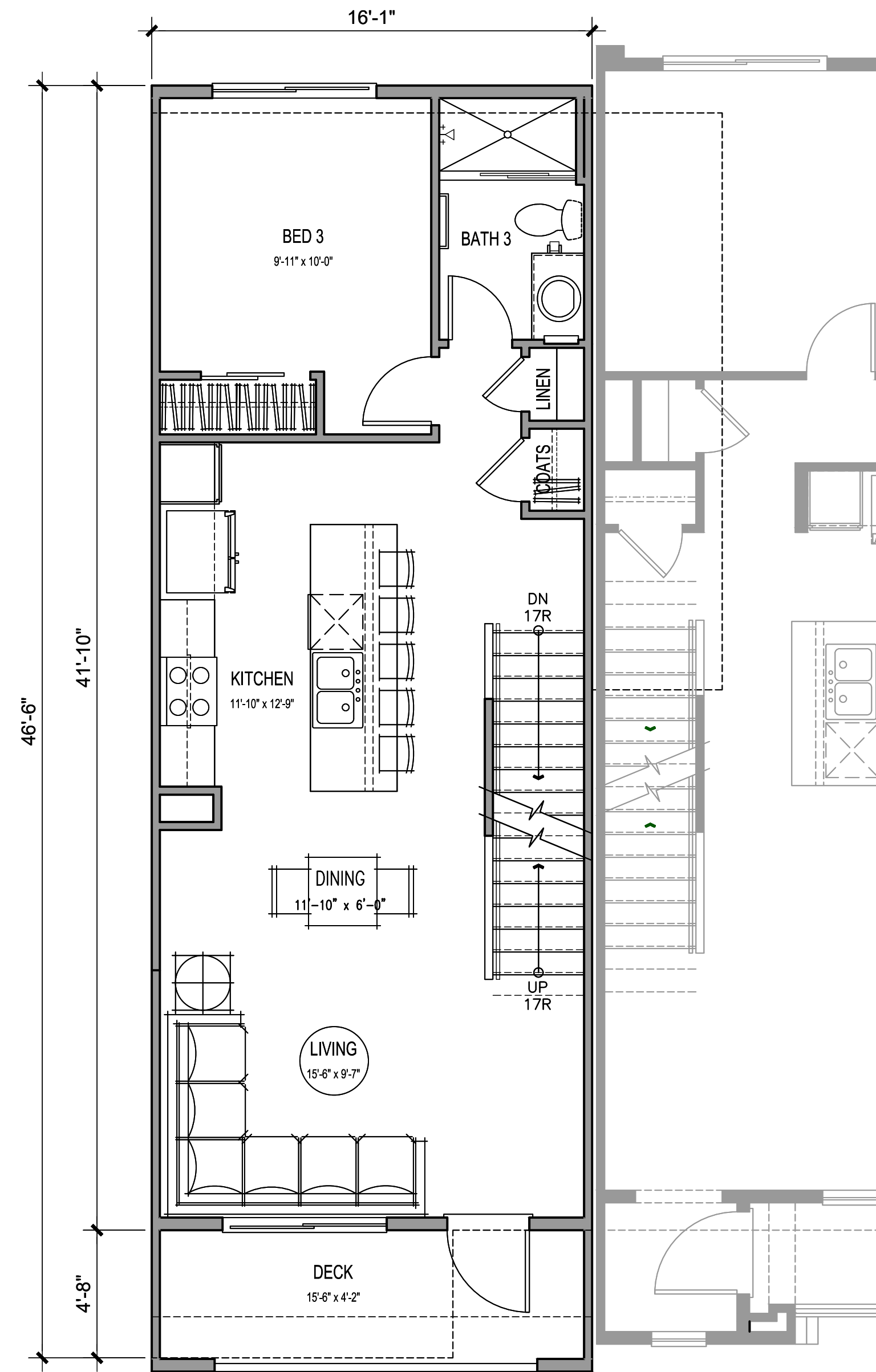
MELODY LANE, SPECIFIC PLAN
EL CAJON, CA # 210694

Plot Date: 08-24-2022
1st Submittal: 11-24-2021
2nd Submittal: 06-29-2022
3rd Submittal: 08-25-2022

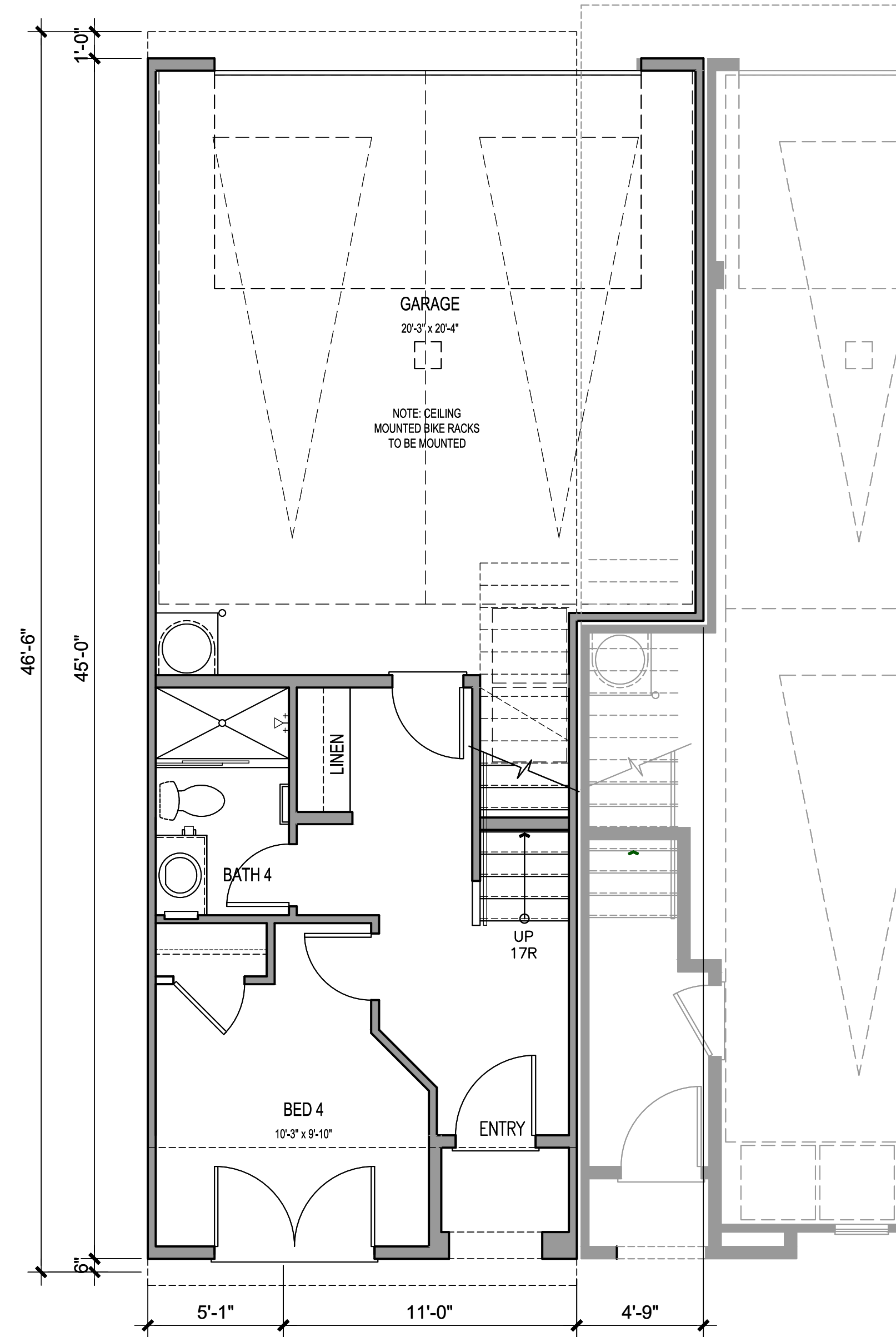




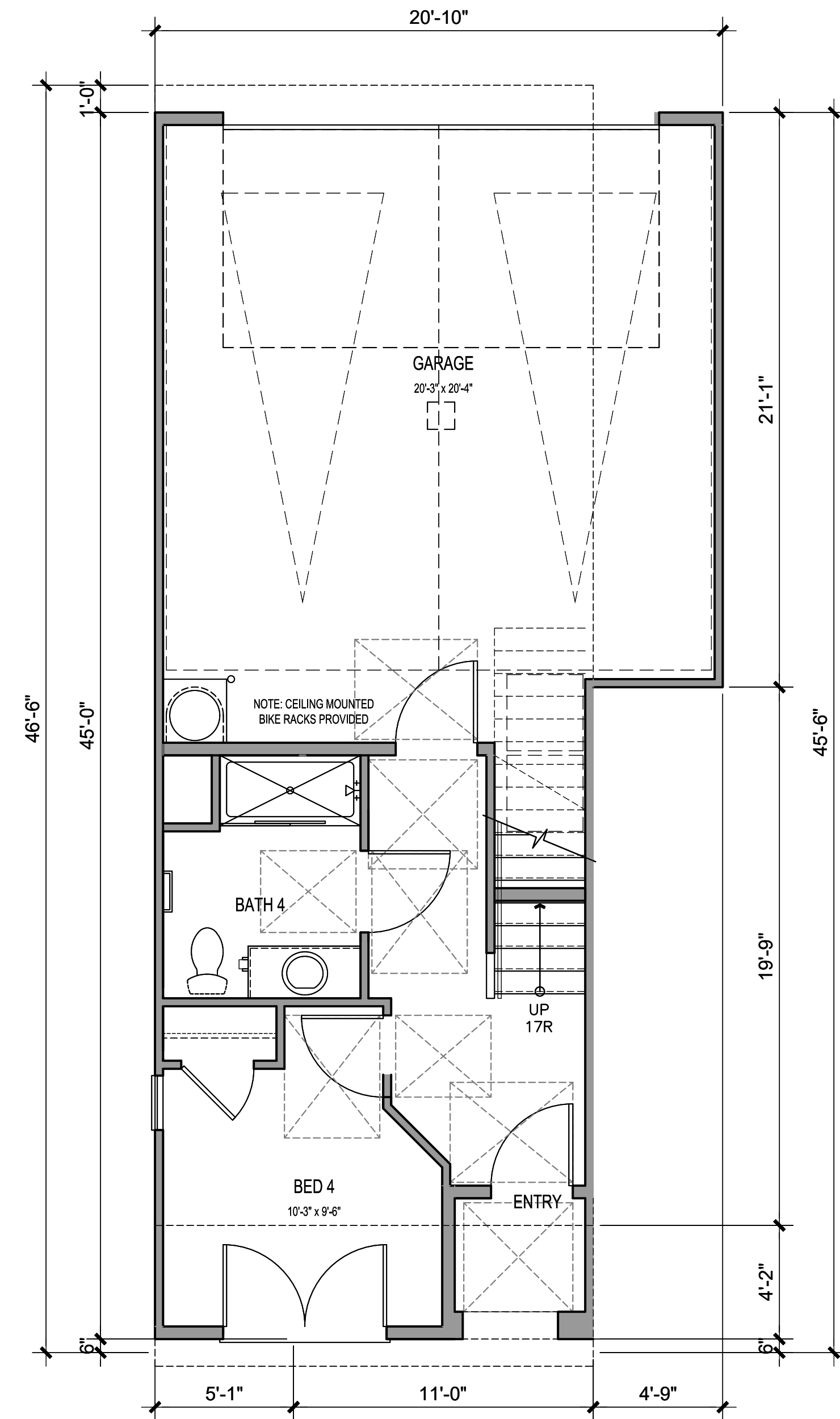
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE

NET SF		GROSS SF	
1ST FLOOR	319 SQ. FT.	1ST FLOOR	346 SQ. FT.
2ND FLOOR	633 SQ. FT.	2ND FLOOR	673 SQ. FT.
3RD FLOOR	658 SQ. FT.	3RD FLOOR	694 SQ. FT.
TOTAL LIVING	1610 SQ. FT.	TOTAL LIVING	1713 SQ. FT.
		GARAGE	491 SQ. FT.
		DECK	75 SQ. FT.
		PATIO	79 SQ. FT.

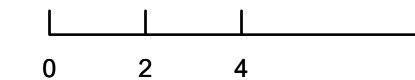


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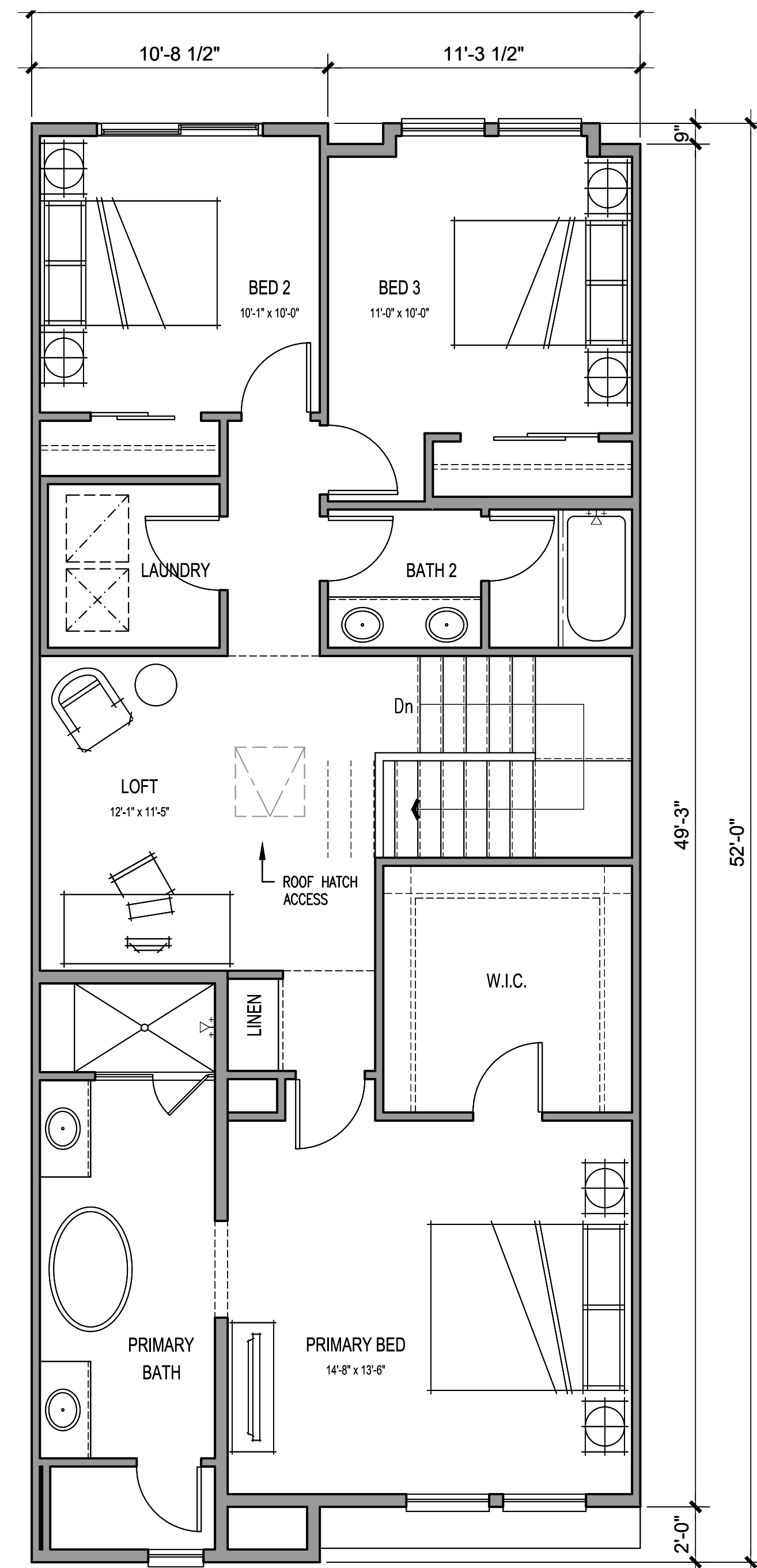
MELODY LANE, SPECIFIC PLAN
EL CAJON, CA # 210694

Plot Date: 08-24-2022
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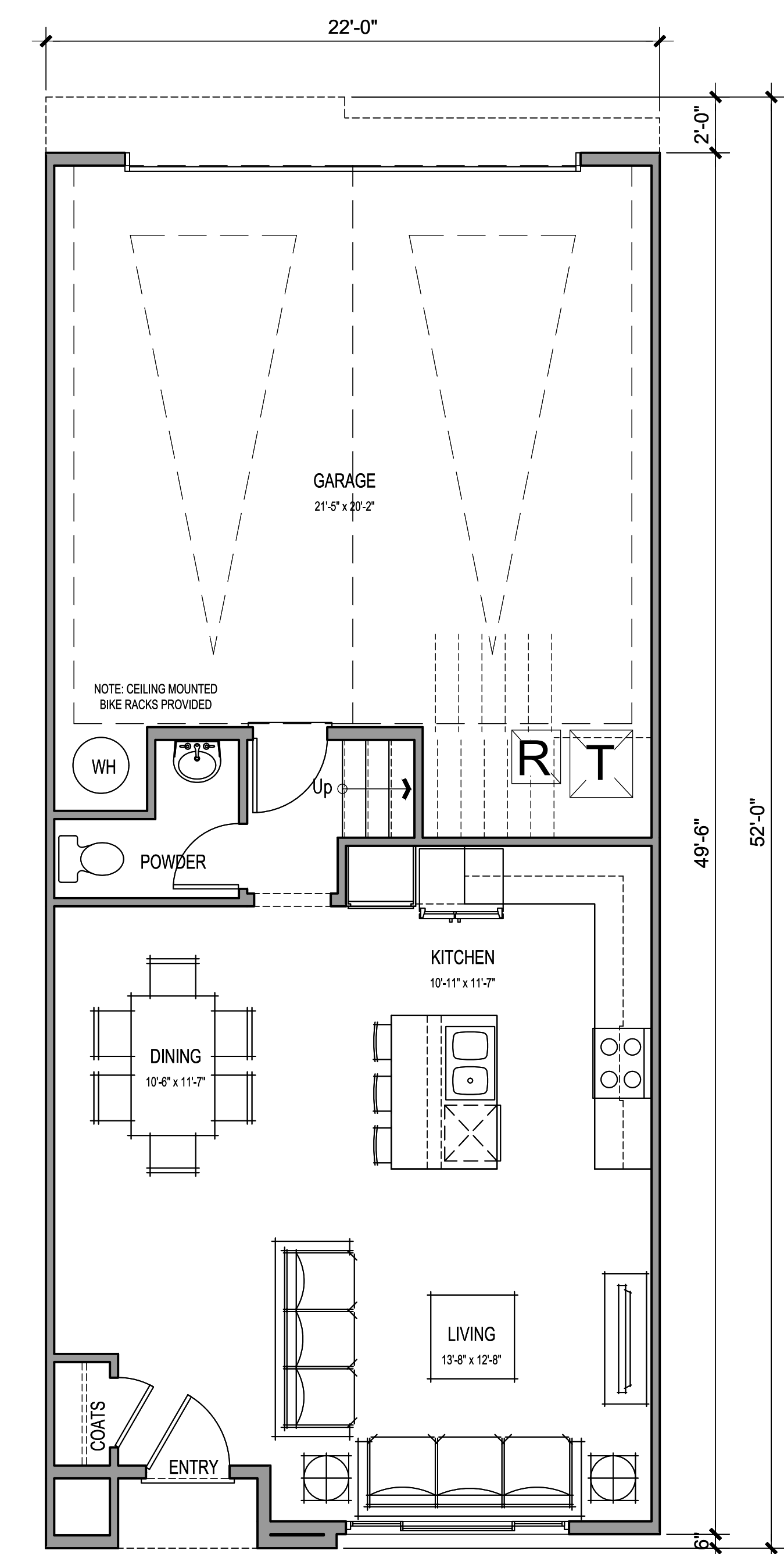


PLAN 2 FLOOR PLAN

A3.10



SECOND FLOOR ALT.



FIRST FLOOR

NET SF	
1ST FLOOR	607 SQ. FT.
2ND FLOOR	995 SQ. FT.
TOTAL LIVING	1602 SQ. FT.

GROSS SF	
1ST FLOOR	645 SQ. FT.
2ND FLOOR	1043 SQ. FT.
TOTAL LIVING	1688 SQ. FT.
GARAGE	497 SQ. FT.
PATIO	182 SQ. FT.

PLAN 3 FLOOR PLAN

A3.20

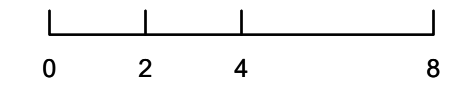


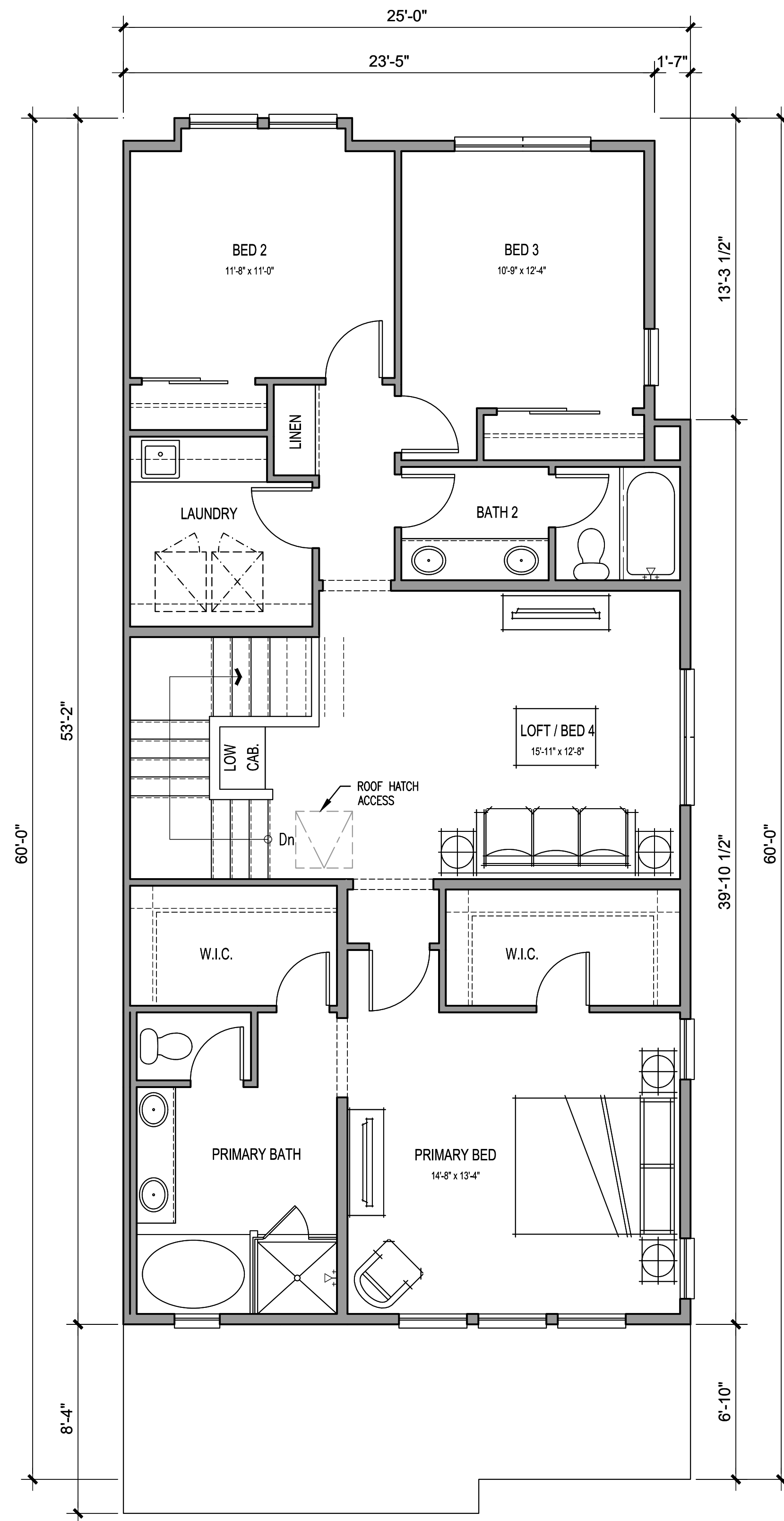
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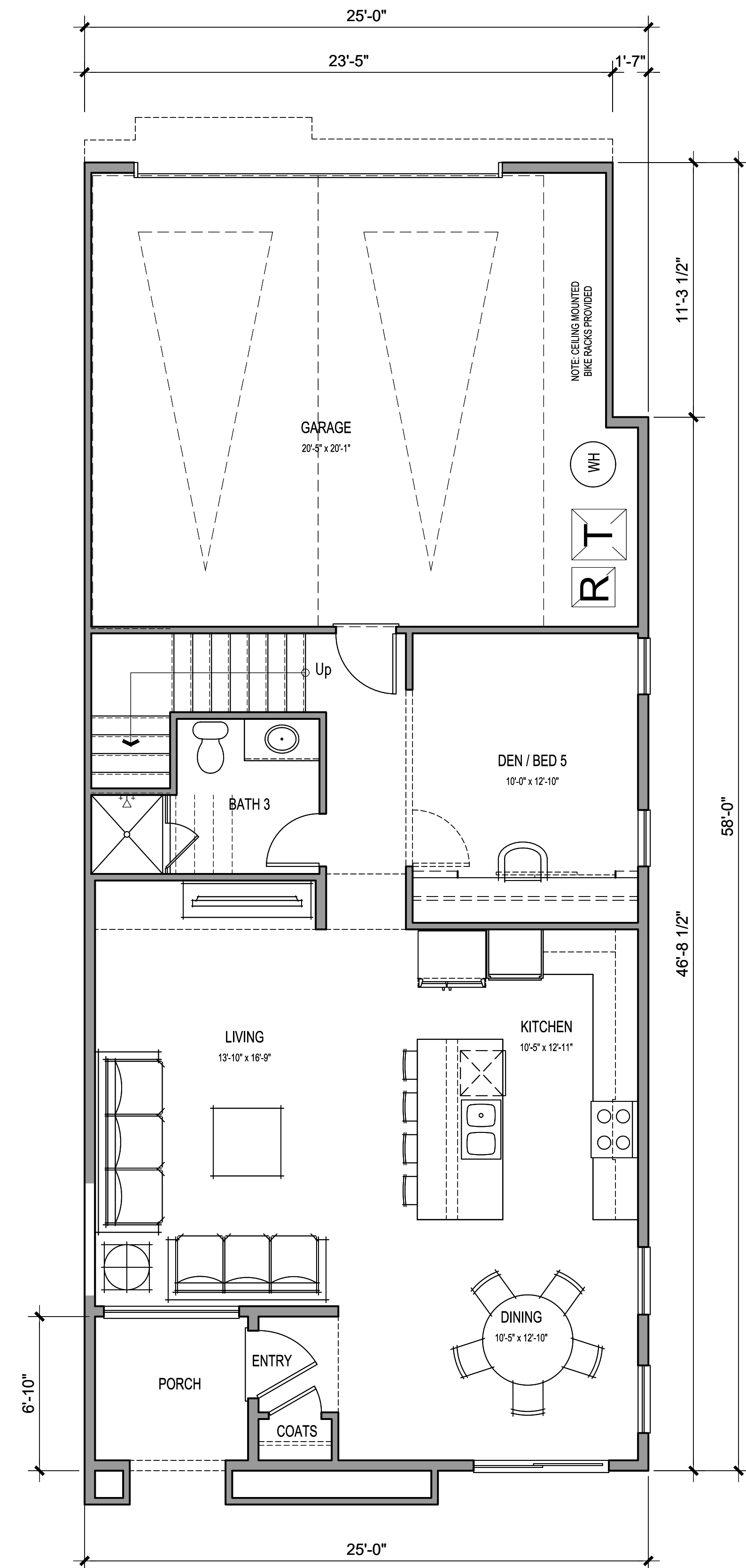
MELODY LANE, SPECIFIC PLAN
EL CAJON, CA # 210694

Plot Date: 08-24-2022
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3rd Submittal: 08-25-2022





SECOND FLOOR



FIRST FLOOR

NET SF	
1ST FLOOR	835 SQ. FT.
2ND FLOOR	1177 SQ. FT.
TOTAL LIVING	2013 SQ. FT.

GROSS SF	
1ST FLOOR	886 SQ. FT.
2ND FLOOR	1240 SQ. FT.
TOTAL LIVING	2126 SQ. FT.
GARAGE	497 SQ. FT.
PORCH	50 SQ. FT.
PATIO	570 SQ. FT.

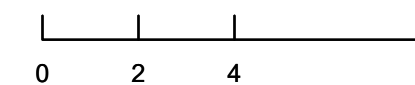


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Plot Date: 08-24-2022
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3rd Submittal: 08-25-2022



PLAN 4 FLOOR PLAN

A3.30



① LINE OF SIGHT AT BLDG 1



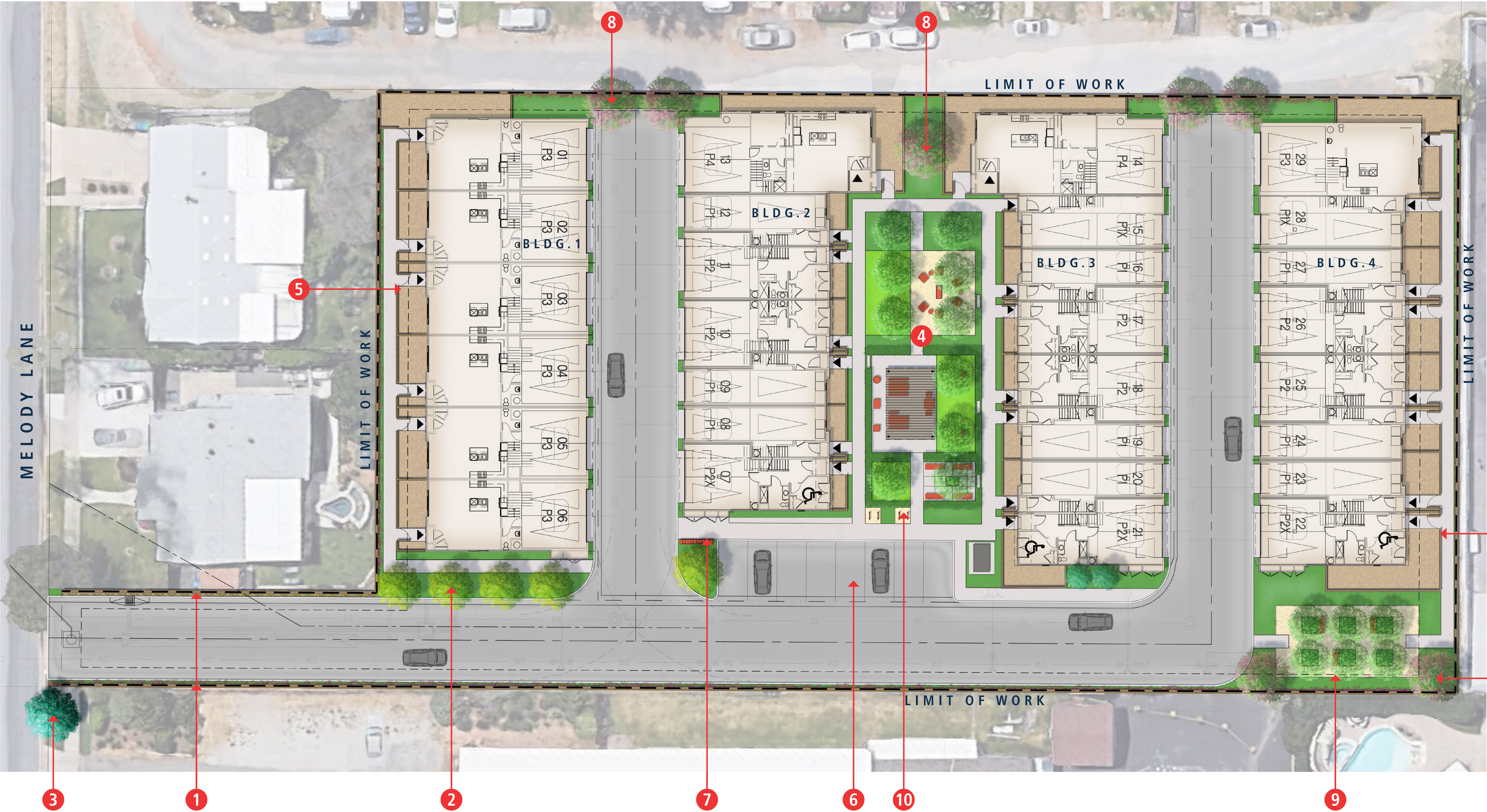
② LINE OF SIGHT AT BLDG 2

LEGEND

- 1 Project Entry w/ Decorative Entry Wall
- 2 Shade Trees w/ Accent Planting
- 3 Street Tree, 24" box
- 4 Central Courtyard:
 - Shade Structure
 - Social Seating
 - Event Lawn
 - Fire Table w/ Lounge Seating
 - Canopy Tree Grove
- 5 Private Patio Fence and Gate
- 6 Parking
- 7 Mailbox Cluster
- 8 Accent Trees
- 9 Pocket Park with Social Seating
- 10 Bike Racks

- Private Yard Improvements Per Home Owner
- HOA Maintained Landscape

Note: * Street tree irrigation shall be tied into existing City parkway irrigation system.

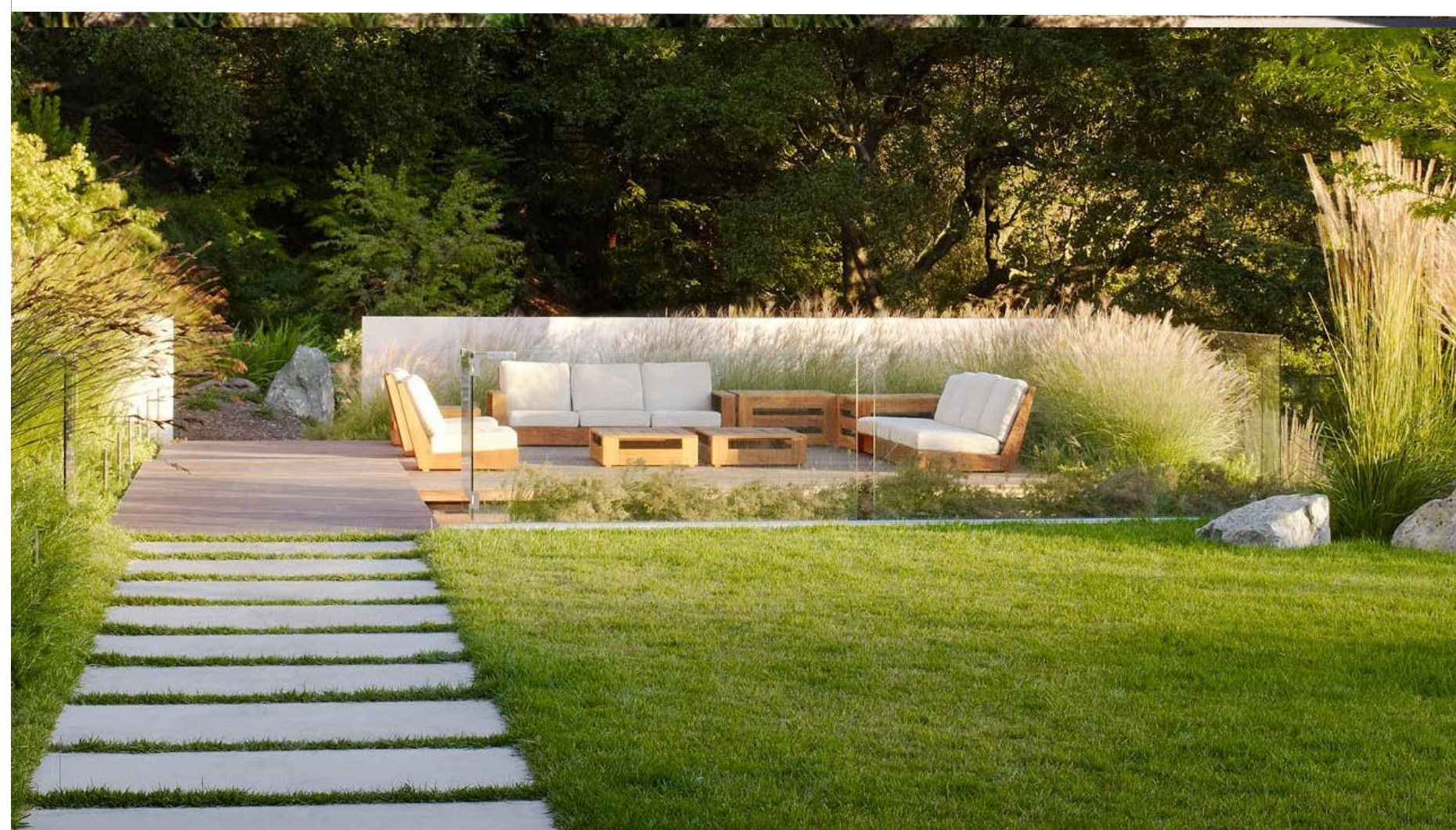


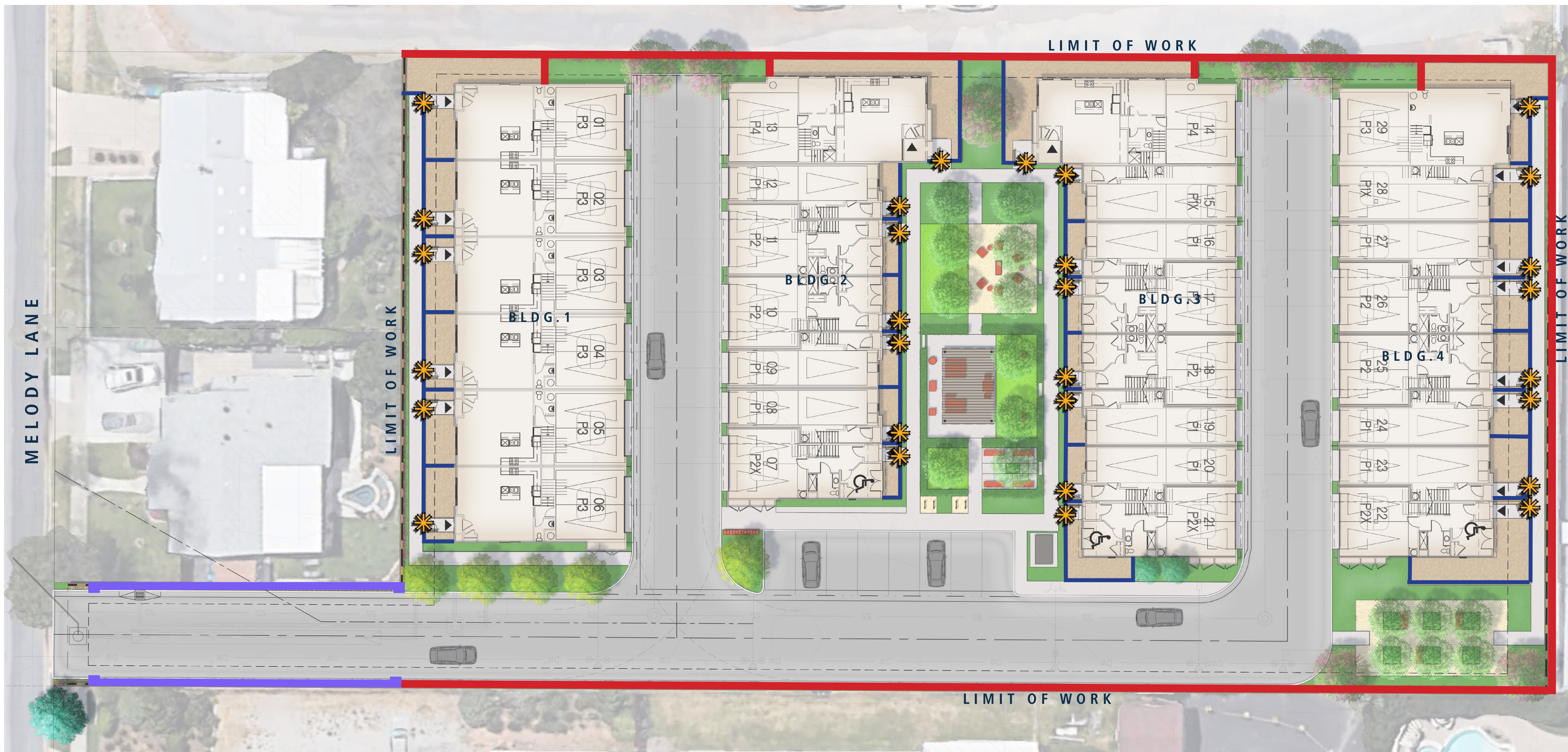


LEGEND


- 1 Social Seating
- 2 Overhead Structure w/ BBQ & Picnic Tables
- 3 Play Lawn
- 4 Fire Table w/ Lounge Seating
- 5 Accent Tree
- 6 Event Lawn
- 7 Bike Racks





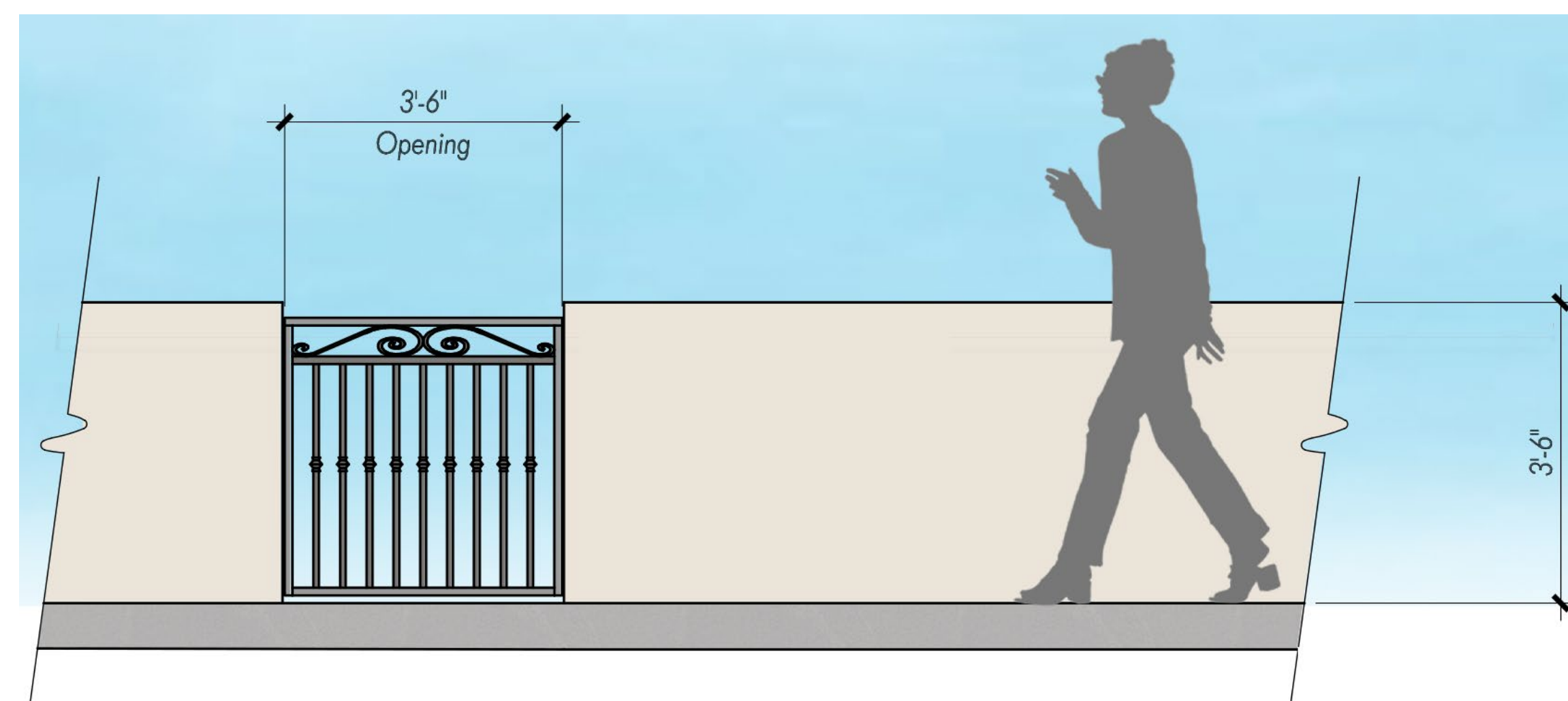


LEGEND

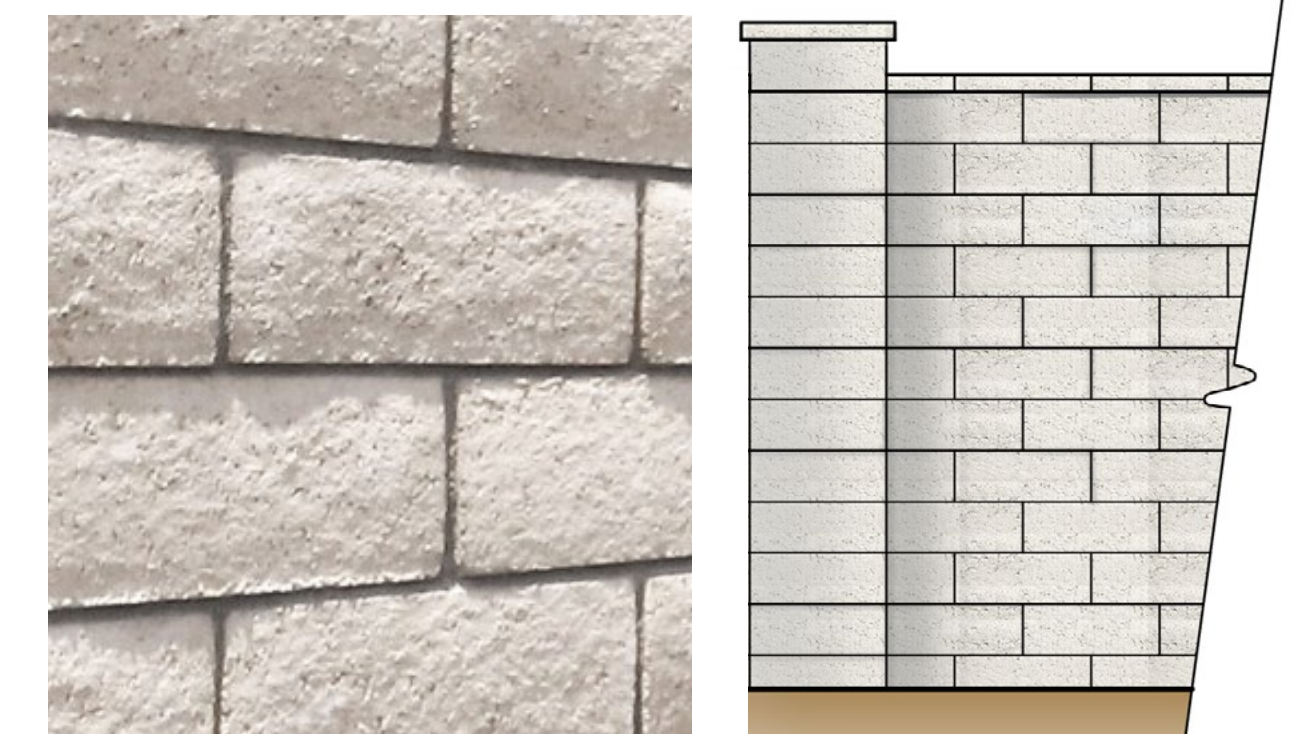
- Decorative Entry Wall, 6' ht. min.
- Perimeter Wall, 6' ht.
(42" ht. within frontyard setback.)
- Patio Fence, 42" ht.
-  Pedestrian Gate, match height of adjacent wall/fence

- **Patio Wall**
 - 42" ht. with Stucco finish.
 - Stucco to match Architecture

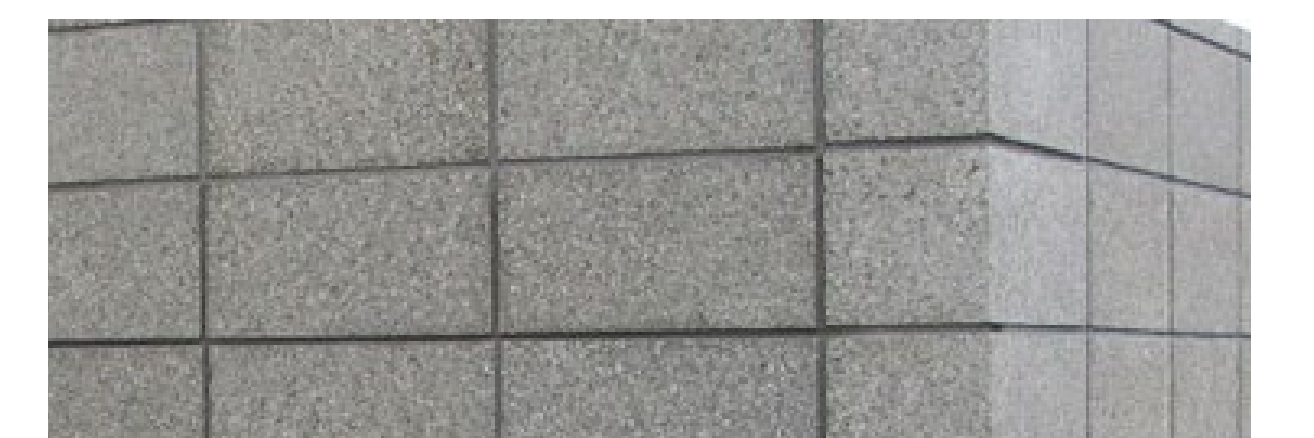
-  **Pedestrian Gate**
 - 42" ht. & Wide
 - Color to match Architecture



- **Decorative Entry wall**
 - Slump Stone or equal
 - Slump Stone Pilaster or equal
 - Color to Match Architecture



- **Perimeter Wall**
 - Precision Block Wall (42" ht. within frontyard setback.)
 - Color to Match Architecture



WILLIAMS SONOMA HOME
SULLIVAN FIRE TABLE



- Overall: 48"L x 20"W x 15"H.
- 84 lb.
- Made in China.

FIRE TABLE

lool
DESIGNS SATELLITE END TABLE
(ROUND, 18" D)



CHARCOAL GRAY

COFFEE TABLE

lool
DESIGNS ADIRONDACK CHAIR
(FLAT)



CHARCOAL GRAY

LOUNGE CHAIR

lool
DESIGNS ALFRESCO DINING TABLE
(62")



CHARCOAL GRAY

DINING TABLE

lool
DESIGNS ALFRESCO BENCH
(47" & 22")



CHARCOAL GRAY

DINING BENCH

VICTOR STANLEY®



WALNUT SLAB

BLACK FRAME

BENCH
AT SOCIAL SITING AND POCKET PARK

URBAN FORM LARGE CAPACITY
WASTE RECEPTACLE
Model Number : UFTR-55



DESIGNER NOTES

Class-leading design combined with affordability, functionality and now large capacity make this Waste Receptacle a must-have in circumstances where there is need for increased waste collection. The 55 gallon capacity allows for increased volume while saving time and money in handling the bags less frequently. Like the rest of the Urban Form Series, the horizontal lumber orientation and minimalist look match well with modern architectural elements. Innovative features such as the keyless hidden door latch system make emptying and cleaning a breeze for any maintenance worker. Minimal fasteners and clever design mean that the recycled plastic boards can be easily replaced if damaged. The 8" opening helps deter locals from emptying their household waste and keeps out water and critters. Available with or without a foot operated pedal.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS



TRASH CAN

Wishbone
site furnishings

PRODUCT SPECIFICATIONS

Perma-Deck T&G Recycled Plastic Slats
This product will not rot, splinter or wear reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut
Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Lichen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Noble Bronze, Modern Khaki
Hidden Door Latch
Long Lasting Stainless Steel Hardware
Heavy Duty Aluminum Liner With Drain Holes
Surface Mount

CUSTOMIZED SOLUTIONS

Custom Powder Coating (Setup Charges May Apply)
All Metal Sides
MFT-1 Foot pedal mechanism to open and close folding front loading door
Bottle and Can Recycler
Side Ashtray
INST-1 Stainless Steel Bolt Down Kit

PRODUCT DIMENSIONS

Total Height	48 inches / 1219mm
Width	26 1/4 inches / 667mm
Depth	26 1/4 inches / 667mm
Capacity	55 Gal / 208L
Weight	200lbs / 91kg

RECYCLED CONTENT

70% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE



Includes
Pedestal

All Aluminum Construction



MAIL BOX

35 Collection

Product Data Sheet

landscapeforms



Loop

- Loop bike rack is a simple, sweeping circle with a twist.
- Both functional and sculptural.
- Cyclists can loop and lock one or two bikes around its shape-shifting cast aluminum ribbon frame.
- The aluminum casting, finished with Pangard II® powdercoat, is offered in a selection of colors. Must be embedded to a concrete surface.
- Refer to install guide for spacing guidelines.
- Meets APBP guidelines.

Style	Depth	Length	Height	Product Weight
bike rack	14"	36"	31"	25 lb

Metal Finishes

- All metal is finished with Pangard II®, offered exclusively by Landscape Forms, a 19-step program of cleaning, priming, and powder coating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture.
- In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.
- Call for standard color chart.



BIKE RACK

Deluxe Model (IRBQ-27GXL – no rotiss;
AGBQ-27GXL – with rotiss)- PROPANE



27" Solaire Infrared Grill (IRBQ-27GXL)

BBQ

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Archontophoenix cunninghamiana	King Palm	15 gal min
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia g. ‘St. Mary’s’	Magnolia	15 gal min
Olea europaea ‘Swan Hill’	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Pyrus calleryana ‘Chanticleer’	Chanticleer Callery Pear	15 gal min
Quercus ilex	Holly Oak	15 gal min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min



SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus ‘Peter Pan’	Dwarf Lily of the Nile	1 gal
Agapanthus ‘Queen Anne’	Lily of the Nile	1 gal
Agave desmettiana ‘Variegata’	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea ‘Oo La La’	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. ‘Boxwood Beauty’	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. ‘Green Cloud’	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana ‘Bright n Tight’	Cherry Laurel	15 gal
Rhaphiolepis i. ‘Clara’	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal
Rosa x ‘Radrazz’	Knock Out Shrub Rose	5 gal



GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis ‘Alba’	White Trailing Lantana	1 gal
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	1 gal
Rosmarinus O. ‘Huntington Carpet’	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note: 1. Plant selection and landscape/irrigation design shall comply with the Water Efficient Landscape requirements and City ordinances except as amended herein by the exhibits.

2. All Landscaping should meet the minimum Crime Prevention Through Environmental Design (CPTED) guidelines as follows:

- All shrub or ground cover vegetation should be no higher than 2 feet in height
- Tree canopies should be no lower than 6 feet in height.
- Avoid creating areas of potential concealment by using “lacy” vegetation.
- Avoid using vegetation that requires constant maintenance and upkeep as to avoid excessive growth potentially compromising the 2’ x 6’ rule.

3. Plantings, where shown, shall be irrigated by a permanent underground irrigation system with automatic irrigation controller and weather sensor in accordance with Chapter 17.195.



MELODY LANE

EL CAJON, CA

PRELIMINARY
EXTERIOR COLOR/MATERIAL DESIGN

AUGUST 25, 2022



AT DESIGN CONSULTING, INC
2211 Michelson Drive Suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDESIGNCONSULTING.COM



City Ventures

All samples are approximate. All photo images only represent the general characteristics and colors of the material, but may not satisfactorily represent the actual material or availability at the time of construction.

MELODY LANE
EL CAJON, CA

EXTERIOR COLOR/MATERIAL DESIGN



City Ventures





Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

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COACH LIGHTS	9
UNIT ADDRESS NUMBERS	10





MELODY LANE
EL CAJON, CA

EXTERIOR COLOR/MATERIAL DESIGN


City Ventures

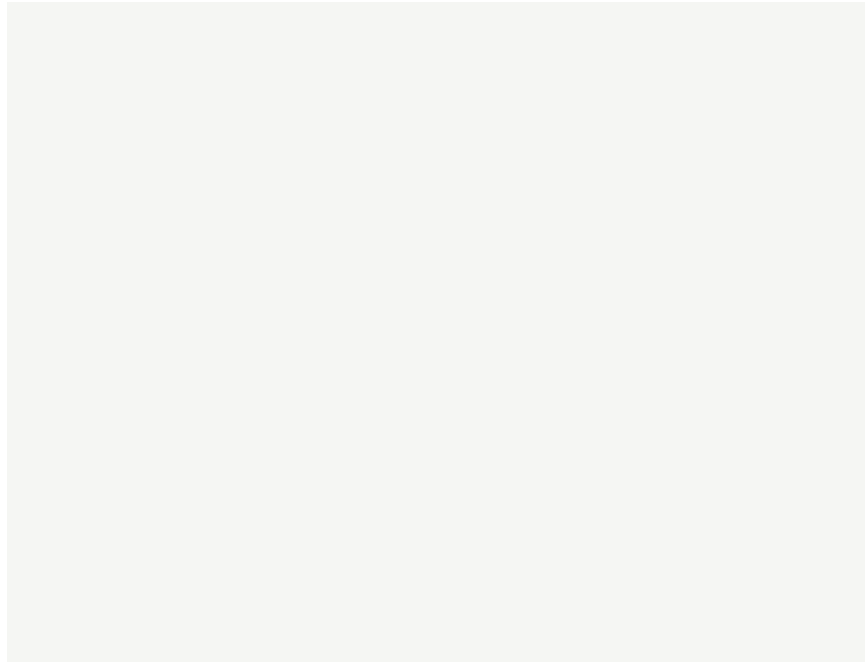

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PAINT MANUFACTURER All paint to be Sherwin Williams, unless otherwise stated differently.

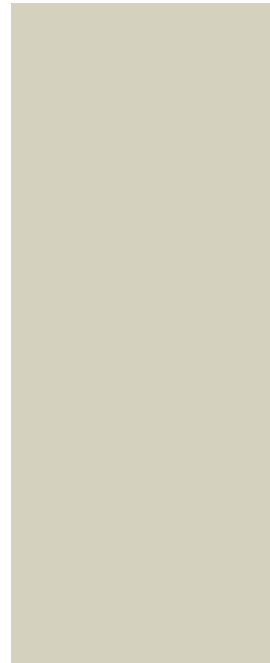
PAINT APPLICATION Typical, all paint colors should finish in inside corners and undersides, unless otherwise noted. Overhangs, eaves, headers, etc. should be painted their specifically designated colors with the color being applied on all sides of each item, including the undersides.

NON-DECORATIVE ITEMS All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.

COLOR SCHEME



MAIN BODY
SW: 7008, Alabaster



ACCENT BODY
SW: 7543, Avenue Tan



TRIM & GARAGE 1
SW: 7645, Thunder Gray



GARAGE 2
SW: 6159, High Tea



DOOR 1
SW: 9130, Evergreen Frog



DOOR 2
SW: 2814, Rookwood Antique Gold



METALS & POT SHELVES
SW: 7069, Iron Ore



ROOF TILE
Eagle Roofing: Capistrano, SCC 8806 Tucson

SW = Sherwin Williams Paint

Material textures and colors seen on screen and/or on printed material may not be accurate. Refer to actual materials for texture & color accuracy.

MELODY LANE
EL CAJON, CA

EXTERIOR COLOR/MATERIAL DESIGN


City Ventures


AT DESIGN
CONSULTING

COACH LIGHT FIXTURES



at Unit Entries & Garage Doors

SUPPLIER: Lumens.com
MANUFACTURER: Hinkley
FAMILY: Bromley
BULB: LED
FINISH: Museum Black
WIDTH/DIA: 8"
HEIGHT: 20"



at Patio Doors

SUPPLIER: Lumens.com
MANUFACTURER: Hinkley
FAMILY: Bromley
BULB: LED Bulb
FINISH: Museum Black
WIDTH/DIA: 8"
HEIGHT: 11.75"

Material textures and colors seen on screen and/or on printed material may not be accurate. Refer to actual materials for texture & color accuracy.

Unit Address Numbers

FONT

0 1 2 3 4 5 6 7 8 9

SPECIFICATIONS

MANUFACTURER:	Modern House Number
FONT:	Santa Barbara
MATERIAL:	Black
INSTALLATION TYPE:	Wall Mount
MOUNTING HARDWARE:	Yes
PRODUCT FINISH:	Clear Sealant
HEIGHT:	Verify with City Requirements
THICKNESS:	3/8"
STUD HOLES:	3/16" Pre-Drilled Stud Holes (not visible from face of number)
STEEL STUDS:	Numbers include 3/16" diameter x 2" long steel studs and 3/16" inside diameter x 1/2" long aluminum spacers.
STANDOFFS:	Include 1/2" aluminum spacers. If a subtle shadowed effect is desired, standoff are included to slide over studs.

DIMENSIONS

	number width									quantity of pre-drilled stud holes				
	*1"	*2"	*3"	4"	6"	8"	12"	15"		4"	6"	8"	12"	15"
0	1	2	3	4	6	8	12	15	0	2	2	2	4	4
1	0.25	0.5	0.87	1.16	1.74	2.32	3.48	4.36	1	2	2	2	3	3
2	0.75	1.5	2.13	2.84	4.26	5.68	8.52	10.65	2	2	2	2	3	3
3	0.75	1.5	2.22	2.96	4.43	5.92	8.87	11.09	3	2	2	2	3	3
4	0.75	1.5	2.32	3.1	4.65	6.2	9.3	11.62	4	2	2	3	3	3
5	0.75	1.25	2.18	2.87	4.3	5.74	8.6	10.75	5	2	2	2	3	3
6	0.75	1.5	2.18	2.91	4.36	5.82	8.72	10.9	6	2	2	2	4	4
7	0.75	1.5	2.21	2.95	4.42	5.9	8.86	11.07	7	2	2	2	3	3
8	0.75	1.5	2.06	2.75	4.13	5.5	8.21	10.26	8	2	2	2	4	4
9	0.75	1.5	2.18	2.91	4.36	5.82	8.72	10.9	9	2	2	2	4	4

MELODY LANE
EL CAJON, CA

EXTERIOR COLOR/MATERIAL DESIGN


City Ventures


AT DESIGN
CONSULTING



Setting Standards of
Excellence in Public Service

Administration Office
7811 University Avenue
La Mesa, California 91942-0427

619-466-0585
helix@helixwater.org
hwd.com

September 21, 2022

Mike Viglione
mviglione@elcajon.gov
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: SP-2022-0002
0 Melody Lane, El Cajon
APN: 489-180-33

Dear Mr. Viglione:

Thank you for the opportunity to comment on the subject project. Helix Water District currently does not serve APN 489-180-33 with a water service or meter. Fire protection is provided by a 6-inch fire hydrant with 2.5 x 2.5-inch outlet to the southwest of the southern property line. Water pressure in the area is approximately 90 psi.

Each existing or new parcel shall have its own separate water service and fire service. A backflow device will be required for each proposed and existing water or fire service and shall be installed per current Water Agencies' Standards. Each new backflow device shall be tested by a certified backflow tester with a copy of the passing test results forwarded to Helix Water District, attention Darrin Teisher by e-mail: crossconnection@helixwater.org. All water laterals designated for the subject parcels that will not be used will need to be abandoned by Helix Water District. Water for multiple dwelling units or commercial/industrial fire protection systems shall be furnished to the property by facilities that are separate from the domestic water service.

Water main extension and system looping through the site, upgrade or relocation of existing waterlines/facilities may be required, and will be determined upon review of the improvement plans. The project is subject to all district requirements, policies, practices, and standards at the time of establishing a work order and submittal of improvement plans to the district. In addition, any finished surface improvement, other than asphalt above the pipeline or underground facilities, will require an encroachment removal agreement. Permeable finished surface improvements and bio-retention swales or basins are prohibited within the Helix Water District water main easement or over water facilities. The project is subject to compliance with water main separation standards as defined by California Code of Regulations, Title 22, Chapter 16, California Water Works Standards.

If landscaping of the parcels exceeds 5,000 square feet, a dedicated irrigation meter(s) will be required and the property entered into our water conservation program. Please contact them by e-mail: conserve@helixwater.org

Board of Directors
Mark Gracyk, President
DeAna R. Verbeke, Vice President
Daniel H. McMillan, Division 1
Kathleen Coates Hedberg, Division 4
Joel A. Scalzitti, Division 5

Heartland Fire and Rescue may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities and the extension of water main due to the location of proposed fire hydrants onsite shall be the responsibility of the owner/developer. Helix Water District does not allow private fire hydrants.

Easements will be required if proposed facilities cannot be installed and maintained within existing easements or public right of way. All costs for new easements/quitclaims and the granting of all required easements shall be the responsibility of the owner/developer.

At this time, we do not foresee the proposal creating a problem for the district, nor would it cause any conflicts with the district's utility operations.

If you have any questions, please call me at (619) 667-6239.

Sincerely,



Carlos Perdomo
Senior Engineering Tech.

cc: Tim Ross
Aneld Anub
Karah Kingsbury
Darrin Teisher

0 Melody Lane



STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 10649)

All projects approved by the Planning Commission shall comply with the following standard conditions, unless specifically exempted by the Commission or Council.

A. GENERAL

1. The applicant shall comply with the school impact fee requirements of the Grossmont Union High School Districts, Cajon Valley, and La Mesa-Spring Valley School Districts when applicable.
2. For projects that require a grading permit and excavate more than three feet into native soils, and prior to the issuance of a Building Permit, the applicant shall submit a letter to the Planning Manager agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Planning Manager.

B. PROJECT SITE

1. The applicant shall comply with all regulations and code requirements of the Building and Fire Safety Division, Public Works Department, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. All landscape areas that adjoin parking spaces, driveways, vehicular circulation areas, or the public right-of-way shall be protected from encroachment by vehicles in a manner that also complies with state storm water regulations, which require storm water to be discharged to landscaped areas in order to reduce or eliminate the discharge of pollutants. The method of protection shall be determined by the Deputy Director of Public Works. The approved method may include six-inch high curb segments, wheel stops, decorative rock bands, or other methods determined to be acceptable by the Deputy Director of Public Works.
3. Environmental and engineering studies, as directed by the Planning Manager, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
4. Developer shall underground existing and required on and off-site utilities as specified in Chapter 15 of the Municipal Code, or as deemed necessary by the City Engineer.

5. All development projects shall comply with Title 12 (Streets and Sidewalks), and Title 13 (Water, Sewers, Grading, Erosion and Storm Water) of the El Cajon Municipal Code as determined by the City Engineer.
6. All retaining walls visible from public right-of-ways shall include decorative elements, subject to approval by the Planning Division.
7. The design of any masonry sound wall shall be approved by the Planning Division. Such walls shall match or be architecturally compatible with existing sound walls of neighboring projects along that street. All masonry walls shall have a trim cap.

C. ARCHITECTURE

1. All exterior materials and colors used in this project shall be in conformance with the materials and color samples approved as a part of this application.
2. All mechanical, and/or roof mounted equipment shall be architecturally screened from public view.
3. All trash/recycling enclosures shall be constructed of masonry material with view-obscuring doors. The enclosure shall include materials and colors consistent with the primary building and meet appropriate Storm Water Division requirements. Required roofs shall match elements of the primary building and shall include a fascia trim.
4. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface, unless otherwise directed by the Planning Commission.
5. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a manner that is architecturally compatible with the exterior of the building.
6. Finish quality of approved exterior design elements shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.
7. Any decorative elements around the base of a building (stone veneer or tile, etc.) shall be finished with a decorative cap or trim piece.

D. LANDSCAPING

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to the issuance of a Certificate of Occupancy.
2. All existing trees to remain shall be shown on the grading plan.

3. The area under the drip line of all existing trees that are to remain shall be protected during construction by a fence or other acceptable means. Grading shall be restricted under the trees to prevent soil compaction and to prevent root damage.
4. All sloped banks greater than three (3) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: deep-rooting grasses, ground cover and shrubs. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width and on slopes of 10 feet or more in vertical height shall include, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a minimum five-gallon size and shall be spaced a minimum of 30 feet apart. Trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
5. All landscaping shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, dead or dying plants shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

E. MISCELLANEOUS

1. Final occupancy shall not be granted until all construction and landscaping is complete in accordance with all approved plans. Under certain circumstances, a temporary occupancy may be granted prior to final inspection.
2. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
3. All signs shall be submitted to the Planning Division for review and approval per Section 17.190.060 of the El Cajon Municipal Code.
4. The site shall be maintained in a neat and clean manner free of trash and debris.
5. Certain outdoor equipment, such as satellite dishes and back-flow prevention devices shall be visually screened or painted to match surroundings upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.
6. Water backflow protection for new residential and modified residential projects shall include a protection device at the fire service point of connection, or an internal passive purge system. Annual testing is required for protection devices. Contact Helix Water District at 619.466.0585 for additional information.

7. All exterior light fixtures shall be shown on a lighting plan and made part of construction drawings subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building, parking, and yard lights shall conform to the City General Development Standards 17.130.150 and Performance Standards 17.115.130 (G) and shall complement the site and building architecture.
8. The removal of trees shall not take place during the bird-nesting (breeding) season (February 1 through August 15), unless written authorization from a qualified biologist to proceed with tree removal is submitted to the Planning Division. If clearing is proposed to take place during the breeding season, a survey shall be conducted by the qualified biologist to determine if nests are present, or nest building or other breeding/nesting behavior is occurring. If nesting is not occurring (which includes nest building or other breeding/nesting behavior) within this area, clearing shall be allowed to proceed. If nesting is occurring (or breeding/nesting behavior is occurring), tree removal shall be postponed until a qualified biologist determines that all nesting (or breeding/nesting behavior) has ceased or until after August 15.
9. The placement of bollards within parking areas and driveways shall only be permitted when no other alternative design (curbs or landscaping) is feasible and accepted by the Building Official.

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■								■ ^B	■ ^B	X	■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes:

- A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
- B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
- C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:

- 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
- 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

HISTORICAL NOTES

Originally adopted 12/26/79, pursuant to Resolution No. 640-79.

Amended on 12/20/80, pursuant to Resolution No. 509-83 to show “M” zone consistent with “Light Industrial” under unique and unusual circumstances.

Amended on 12/18/84, pursuant to Resolution No. 519-84 to show “R-P” zone consistent with “Medium Density Residential” under unique and unusual circumstances; also added language to the symbol for consistency under unique and unusual circumstances as follows:

“The finding of ‘unique and unusual circumstances’ which enables a property to conform to the General Plan and to retain the property’s existing zoning, enables the property to be used for all purposes and uses authorized by the existing zoning and does not in any way limit the uses of the property to the specific uses engaged in at the time of the finding of unique and unusual circumstances.”

Amended on 1/8/91, pursuant to Resolution No. 10-91 to add the “Low Medium Residential” designation and to revise zoning consistency for residential zones to reflect lower density ranges resulting from Ordinance No. 4212 (12/89) and GPA 1990-01. Also amended to show PRD Low Low zone consistent with the “Open Space” designation under unique and unusual circumstances, and to remove the “General Industrial” classification and the G-M zone from the matrix.

Amended on 3/17/92, pursuant to Resolution No. 96-92 to show R-2 consistent with the “Low Residential” designation under unique and unusual circumstances.

Amended on 8/10/93, pursuant to Resolution No. 300-93 to add the “General Industrial” classification, and show that it is consistent with the P, M, and G-M zones, and consistent under unique and unusual circumstances with the H zone.

Amended on 2/28/95, pursuant to Resolution No. 75-95 to delete the “General Industrial” classification and the L-M and G-M zones.